

Joint Meeting (7F03 (Orendoff) & 7F04 (Nelson))
Tue, Apr 15, 2025

0:00 - 7F03 KS0

whatever. I have to have my own Zoom running, okay? Okay. Hello, everyone.

0:08 - Chanettia Nelson

Hello, hello. Good evening. We'll give people a chance to come into the meeting and then we'll get started.

0:20 - 7F03 KS0

Promise not to keep it that long.

0:24 - Unidentified Speaker

Alright.

0:25 - Chanettia Nelson

Alright, just as a disclosure, we are recording the meeting, but the meeting is being recorded to allow Commissioner Orndorff to collect notes and be able to use it throughout the zoning permit process as a way to advocate for community concerns or address community concerns and submit to the applicant and their representation. If there's anything that you do not want entered, we won't include names or anything unless you ask for your name to be included in address. And in that case, we can do that if you would like that to be a part of the record to show relevance of proximity to the proposed permit locations. With that, we'll go ahead and get started. In the interest of time, my name is Commissioner Chanettia Nelson, and I'm joined here by Commissioner. All right. And both permit requests are sitting in his SMD, which borders my SMD. His SMD is 7F03. My SMD is 7F04. And so because the constituents in my SMD are impacted by these permit requests, I have been partnering with Commissioner Orendoff to help facilitate conversations around the impact that it will have on the community and any community concerns that we can and help with addressing. So with that, Commissioner Orndorff, did you wanna open up or do you want to, how would you like to go?

2:03 - 7F03 KS0

You can open up and just bring us into how you got to me.

2:09 - Chanettia Nelson

Okay, so I received some correspondence from a resident that is in my SMD about this permit request on E Street. In that process, I reached out to figure out what was going on reviewed the case and found out that the permit request was actually in Commissioner Orendoff's SMD. In that process, you know, we have acknowledged as a commission that we did not respond in a timely timeline to the permit application or applicant feedback requirement and so we drafted a letter basically outlining to the the ZBCA office that and taking responsibility that

we didn't respond and asking for an extension to actually get time to talk to the community about what the concerns are. There was a hearing that happened in March and in that hearing Commissioner Orendoff was present and asked before the board for there to be an extension for him to address the concerns. Subsequently the permit applicant came to the general commission meeting to present virtually and we had some bad audio experiences coming from them. So we weren't quite clear on the commission or the community what they were trying to communicate just because their technology did not seem to work well. And I believe there was, I believe a hearing happened after the general commission meeting. And from what I've gathered from community members, the representative in that meeting didn't seem to be very forthcoming about what happened in that meeting and community concerns. And also stated that, and Commissioner Rudolph, please correct me, but it seems as if the representative said that we didn't have any issues supporting them with the permit, which community members don't agree with. Not quite what we communicated in the general commission meeting. And so I just want to make sure that we have some clarity on what happened in the actual hearing that occurred, because I think that there's some confusion.

4:30 – 7F03 KS0

In the hearing or?

4:32 – 7F03 KS0 | Chanettia Nelson

Yeah, the hearing, the zoning hearing.

4:34 – 7F03 KS0

What was the question for the zoning hearing?

4:37 – Chanettia Nelson

So they, so my understanding is that the representative stated that the doesn't have any concerns about the permits being granted, but that's not what we conveyed in the general commission meeting. That's correct.

4:52 – 7F03 KS0

When the motion came up for this particular zoning applicant, it came to the floor in which I did not have a problem with assisted living programs, but we wanted to make sure we had a definitive line. Was this assisted living or was this returning citizens program that they were putting in the community. And one of our concerns was also about the bed size, because they are in these houses that they add a little extension onto it and rehab it a little bit. But for those houses, it's still a house. And they're starting off with eight beds, these particular zoning proposals coming up, they want to propose 16 beds. And I am totally against the 16 bed proposal, strictly because of what they showed us in their presentation with pictures outlining about the parking on Clay and on East Street, which contradicts what we got from our walkthroughs and what we got from residents. So getting the

contradictory information from the zoning applicant, especially about parking, which is mostly concerned for people on residential streets. Two cars, one car, no matter how many cars you got, or even if you have a driveway, you still want to have peace on your parking. You want to have peace on your street from outside entities to come in and have you have to maybe call 311 or something like that. So we're trying to make sure that we come to this applicant with some type of response from the constituents and from the community on your stance, where you stand. So when we come before the Zoning Commission, I see the Zoning Commission on the 23rd of this month, I want to at least have a standing ground with the constituents, because really, because I'm not living on clay and eads, but it's a very peaceful street. So any interruption to your peace is an interruption to my services for you guys. That are on the call from that from the SMD.

7:06 – Chanettia Nelson

What time is your hearing on the 23rd?

7:08 – 7F03 KSO

The hearings start at 9 30 but the way they breeze through them I could go first sometimes they'll come back and go take the last after the break so it really doesn't they don't have a really super process of how they go through the applicants and how they do the hearings.

7:25 – Chanettia Nelson

I also want to note that I'm noticing in the participant list that I believe the applicants are in the meeting. Um, and so I don't know if they would like to come on camera or, you know, where I just see that I see them here. So, um, okay. Um, give me a second. Do you want, let me ask you to unmute.

7:53 – Senai Medhani

How about now? Yeah, I can hear you. Awesome. How's everybody doing?

7:59 – 7F03 KSO

Hey, how you doing, brother? Were you the guy that presented at the general? We couldn't get your audio.

8:06 – Senai Medhani

I didn't, I did not. But um, so as far as let me see, is there nobody else on the call here?

8:14 – Chanettia Nelson

I think T blow is here. I don't know. Yeah, yeah.

8:18 – Senai Medhani

Um, so, so yeah, I was sorry, a couple minutes late. Um, but happy to kind of answer any questions. I was able to kind of pick up the last few minutes of the conversation, but happy to kind of answer any questions, provide more context.

8:35 - Chanettia Nelson

Yeah, before you start, I first want to say, you know, I apologize on behalf of ANC 7-F that we didn't have a response to this request sooner. I do understand that there was a lapse in time and it's also pushed your timeline out because we didn't respond within that timeline. We had some transitions in staffing and for whatever the reason, this got lost in that pile of communications. And so I do want to acknowledge that that occurred and apologize for that. The reason that we're bringing it now is because we do not believe that the community should have to lose out on an opportunity to voice concerns based on the lapse of communication on our end. So I do want to make sure I acknowledge that, but I also want to make sure that we're seeing center in the community in a way to make sure that we remedy the issue.

9:31 - Senai Medhani

All right, Senai, I appreciate that. But obviously, I understand you guys are busy with a lot of other initiatives. But as you mentioned, though, the stakeholders, the delays, and those things happen. But unfortunately, for my partners, they paid a financial sacrifice, which they still are. And so we're really glad to be here in front of you to provide more context. So yeah, so let's get to it. What information can I provide the group with? I'm sorry, this is a Q&A kind of thing or?

10:06 - Chanettia Nelson

I think we could start with, what I'll do is I'll start with community concerns and then and also some concerns that arise within the community that I found to be interesting and we'll go. So One of the things that was brought to my attention about this permanent process is that you all submitted signed documents to the zoning commission for people who were for the permit being granted and the individuals that submitted some of those letters, not all of them, but some of those letters were actually completed by owners of a house, but not the renter, right? So the owners- I think, was it you who mentioned that in the last- and we couldn't quite get an answer.

10:52 - Senai Medhani

I remember that piece, okay.

10:54 - Chanettia Nelson

Yeah, and so I want a little bit more clarity on why that occurred. Instead of it being the renter, you went to the owner who doesn't necessarily occupy the property.

11:07 - Senai Medhani

Well, I think, you know, as far as, you know, with any context when you're having these issues, you go straight to the owner, right? And so our our stance on this was that we bring this up to the attention

of the owner. If the owner does have occupants living in there, we rely on the owner to provide more context and to kind of handle that matter. Because for us to get involved in a landlord tenant matter, when really at that level, it should be kind of decided between the two, because obviously those two are affected. And so for us, it was either way, we would have to go to the owner, right? We couldn't go to the, renter. And so we had no choice but to go to the owner. But instead of adding more parties to the conversation, if this was a concern from the tenant, which they have every right to voice that as a conversation, we felt I'd take it have with the owner and we can get you know, looped in on the back end on that on that front.

12:07 – Aaron Eyob | Senai Medhani
So um, yeah, can you unmute Toya please?

12:13 – Unidentified Speaker
Okay, go ahead.

12:15 – TBello
Thank you. Good evening, commissioners and community members. Just to add on to what Sinai had just told you about notification, the process actually requires that the owner of the property be notified, not entered.

12:39 – Chanettia Nelson
Okay, thank you. Um, the other concern that was brought up by constituents. Um, so I did, um, since the last time we met, I have gone through the neighborhood, um, on numerous occasions at various times of day, just to kind of look at the parking. Um, and there seems to be variations of parking, uh, or, you know, street usage of parking, um, within the area or vicinity of the actual, um, home that you're asking for an expansion for on the Clay Street side, not Clay, Eads, specifically Eads, because that's where I'm hearing most of the concerns. And so one of the things that was also brought to my attention is that there is a transition home across the street from it. I'm not sure if you all are aware of that, but one of the things that is concerning is the commercialization of that particular community. These are residential homes that are being commercial, like shifted into commercialized properties, commercialized properties. And there seems to be concerns about that, especially the size of what you're trying to do in that space. And on top of that, there are some vacant homes. So the parking habits that you're also seeing are a mixture of vacancies on the actual block, as well as community members deciding when they would like to utilize their driveways or parking garages versus street parking. But I have seen variances in the street usage of parking within the Eads Street location. So I do not believe that the photo that you all submitted was a complete accurate portrayal of the parking habits of the community? Yeah, I think those things are. I'm glad to speak on that.

14:40 – Senai Medhani

We can kind of give you more conceptual view, but It's one of those things where like you want to hit a home run, but you'll take a double right? And so at the end of the day we can. We can show up tomorrow and in certain times and it very well could be more. You know, more populous than not, right? And it's very difficult to kind of take an accurate assessment to go from like, you know, seven to nine each morning and expect that to be the same 12 to four. There's always gonna be variations. You know, I know when Aaron went and did his assessments, he, with that in mind, did so with a complete, you know, variation of time going from, you know, 7 a.m. To the evening. And so, I'm not sure how best to kind of follow that up, because I feel like even if we were to go outside today, right now, it would probably be different. But I think the thing for us was we wanted to make sure that the community, in terms of the overall variation, was not impacted.

15:50 – Chanettia Nelson

And we felt confident in that. You submitted a picture with virtually no cars, right?

15:55 – Chanettia Nelson | Senai Medhani

That's not an accurate portrayal. Of what somebody's been doing from 7 a.m. To 8 p.m.

16:01 – Senai Medhani

For sure, but the thing is, it wasn't as if we were waiting outside and waiting for all the cars to leave.

16:09 – Chanettia Nelson | Senai Medhani

Yeah, I understand that, but for you to only submit a picture with virtually no cars, as if that is an accurate depiction of the community's parking utilization, that seemed a little bit, you know, biased.

16:22 – Chanettia Nelson

And so I just wanna, what I wanna be clear about is that when you're trying to garner community support, you have to do it in a way that gives credibility, right? And if you live on that block and you see that somebody's asking for something from your community and they submit a picture that does not represent your community accurately to try to convey a message that's not accurate, it doesn't gain trust from community members that you're trying to do right by them.

16:51 – Senai Medhani

So I just want you to be mindful of that.

16:54 – Chanettia Nelson

because community members have brought up that that was, you know, an issue with the way that the park street parking was portrayed in this

case, right? There's a question in the chat about the transition home. So the transition home that's across from that home, the house that they're asking for the permit is run by, I believe, and Commissioner Arundel, correct me if I'm wrong, but the Nehemiah Project. And from what I understand, there are people who are transitioning out of jail into the home and they can stay there for a short period of time as they're transitioning back into society.

17:32 – Senai Medhani

And so that is across from the home that's requested on E Street.

17:37 – Chanettia Nelson

And it's a pretty quiet, from my understanding, it's pretty quiet in that particular home and there's no issues. It is, I've been around there, it is, it is.

17:48 – Chanettia Nelson | Senai Medhani

Yeah, yeah, it's pretty quiet, there's no issues with it.

17:52 – Chanettia Nelson

But again, I think the concern is the commercialization of this block. The other question is, additionally, it is the E Street. Is it the E Street or Clay Street property that's proposing to be expanded in square footage?

18:12 – TBello

Okay, so Clay Street is what's expanding in the number of residents. Square footage, right? Eat Street is asking for the 16. But if we take a global look at this kind of health facility that's been established here, it's totally different from a transition home. And this kind of health facility is licensed as a system living residence. So the program is actually intended to provide the class of people that we're servicing, the African is going to be servicing, a residential type of environment.

18:57 – Unidentified Speaker

So, I'm not so sure that one can rightfully deem it commercialization.

19:04 – TBello

It is not intended as a commercial use.

19:08 – Chanettia Nelson

Okay, I see a couple of looks. Did you, did anyone, so let's pause for a second. Can you all explain to us so E Street is not running at the moment, correct? There's no one living there? Or there is? No, nobody's living in Clay Street. Clay Street already has eight beds running, correct?

19:34 – TBello

Licensed, yes.

19:34 – Senai Medhani
Licensed, but no one's That's a question.

19:43 – Chanettia Nelson
I'll make you all co-host so you can unmute yourselves. Okay.

19:49 – Senai Medhani
We have four residents in Clay Street. Okay.

19:53 – Aaron Eyob
You have four residents?

19:56 – Unidentified Speaker
Yes.

19:56 – Chanettia Nelson
Okay. Can you explain to us why you decided to place these assisted living facilities or residents on E Street and Clay Street? The history of the, start with E Street. Can you give us the history of the ownership of this residence and why you decided to do this model?

20:19 – Aaron Eyob
Because I own this property, the streets completely got up and more addition. It's now 3,900 square foot. So big addition was added. And Clay Street, the same thing. There was no basement. We put a basement, addition in the back, and second floor. So everything is completely brand new. And I've been in this neighborhood almost from 2018, then yeah, I'm very familiar with this neighborhood. So because I own this property, that's why I'm using them.

20:50 – Chanettia Nelson
Okay, so did you acquire the property with the intent to make it an assisted living residence? Yes. Both Eads and Clay? Correct, yes. Okay. Commissioner Orendoff, do you have any questions?

21:07 – 7F03 KS0
Yes. I would like to schedule a walkthrough. I requested that on the last meeting. So whenever we can just do a walkthrough, this will not determine your zoning application. I just want to quell any concerns from the residents with a thorough walkthrough. So if I'm asked within the street, once this is granted, I have some knowledge of process programs and, know, just being an NC commissioner, they want to keep my hand on the pulse of these particular housing programs coming into the residential areas.

21:49 – TBello
I think it might be helpful to those of your community members that are concerned. I think they will find the PowerPoint presentation that we sent earlier. Very helpful in synthesizing the information that has

been submitted for this application, the type of residence, the potential impact of the use, the number of staff. It's a very detailed presentation. I think a digestion of that by all concerned will be very helpful going forward.

22:26 – Unidentified Speaker
Agreed.

22:26 – Senai Medhani
And we're glad to to you.

22:31 – TBello
Yeah, can you rescind it?

22:32 – Chanettia Nelson
I'll put my email in the chat as well. I'll send it out to my constituent. You might have just ended up sending it to Orendok because it's his SMD, but please send it to me as well since I have constituents that are impacted by it. I'll put it in the chat.

22:50 – 7F03 KS0
Nelson, it is extensive and I need to forward that to you. Okay.

22:55 – Chanettia Nelson
My email is also in the chat. And then the other question is, can you say the addresses for both Eads and Clay Street?

23:06 – Senai Medhani
The residents want to know it. For Clay Street, it's 4231. Okay, and Eads Street?

23:14 – Chanettia Nelson
4237. Okay, I want to open up the floor to community members if they have any questions or anything they would like to You can raise your hand and then I'll unmute you. Or you can throw it in the chat if you prefer. While we're waiting on that, I think, okay.

23:50 – Unidentified Speaker
Let me unmute you. Thank you. Just curious, what's that 7504?

23:54 – Senai Medhani
Like, is that the, what is that? 7504 is my email. It's a part of the email.

24:01 – Chanettia Nelson
Yeah, but what is it?

24:03 – Senai Medhani
Is that an acronym for anything within the ward? Yes, it's an SMD.

24:09 - 7F03 KS0

It's a single member district number.

24:11 - Chanettia Nelson

Oh, okay. I got you. All right. Sorry. Good. Sorry. Yeah, no problem.

24:16 - 7F03 KS0

I'm going to run it to those acronyms from four days ago.

24:21 - 7F03 KS0 | Senai Medhani

Yeah, I noticed that. I was just kind of like, man, I hate to remember that, but OK.

24:28 - Chanettia Nelson

All right. We have a Ms. Okolo. Hi.

24:31 - Makeda Okolo

Thank you, Commissioner. I appreciate you taking the time to have this meeting, because I feel like those of us that are residents on this block really have not been done any justice in receiving transparency that there is a lack of transparency about what is being proposed. And unfortunately, my impression is that at every turn, be it the ANC meeting and at the two zoning meetings, the applicants have been extremely dishonest. The photos that have been thrown up on the screen aren't entirely accurate. Beyond that, the recounting of what happened at the ANC meeting I think Ms. Wilson was the first individual's name and then by Mr. Bellow as well. And I'm just very, very concerned because if this is the level of dishonesty that we're seeing at this stage, what confidence do I have that while this may be beginning as an assisted living facility, that it will remain as an assisted living facility? I've been in the community since 2017 and saw the Eads property be gut, rehabbed, expanded, posted for sale, taken down for sale, posted for sale. And so it's not as cut and dry and black and white as this was the intent. The intent has been changing. Meanwhile, I have children that deserve to live in a community that they can depend on. We have fantastic neighbors to the left and the right of us, and it's not fear that I have to be this concerned about the people that are trying to simply profit. It's disheartening, and it's ridiculous from my perspective. The fact that you have four residents on Clay Street, you're not even maxed out there, yet you're trying to completely leapfrog over what you're currently permitted to do on Eads. To first figure out proof of concept. Is this a viable business that you guys can even manage? Right now you're not maxed out clay. So why are we trying to exceed what you possibly can do on EADS? That makes absolutely no sense to me. Absolutely no sense to me. I've signed up to speak in opposition at every one of the zone hearings and I plan to continue to do so. The presentations that you're making aren't honest. You're not sharing it with the ANC. Adequately, you're not sharing it with community members adequately. And then when you're hosting the opposition, characterizing the opposition and the support

of this project, you're completely omitting the opposition that exists as well. Because I saw the pictures that was posted in the BZA hearing. I know I wrote an opposition. I know Ms. Sortor wrote in opposition. I know of at least one or two other neighbors that wrote in opposition. None of that was captured. This is an honest investment. This is not the type of investment that I want to raise a family around. And I continue to be concerned by that. And there are other elderly community members that are also concerned. They haven't written in. But they are also concerned as well. So I just am making it abundantly clear that I remain concerned and I'm going to continue to express my opposition in every public forum that I can find.

28:17 – TBello

May I just speak to that because I think the allegation of the dishonesty speaks to our collective integrity. My testimony and I've I don't know how many of you were present at the PCA, was very clear that the ANC wanted a postponement of the hearing and that the overarching concern seemed to be the type of healthcare facility that was to be established here. At no time did I testify at that hearing are available for anybody to go and review. At no time will I or anybody associated with the application suggested that the application have the support of the agency. So I think that that needs to be correct. OK.

29:14 – Commissioner Chanettia Nelson

I will, you know, I'm not a professional mediator, but I'm going to say that a lot of times I think that. Sometimes when you're met with this level of resistance, it's also due to the fact that you have not built rapport with those who are resistant. And it sounds to me that once you all figured out that there was some opposition, there was no work done on your end to address those concerns directly with community members. I don't know what the limitations are there. Okay, just wanna make sure I'm, is that there also seems to be some more sort of omission or acknowledgement, lack of acknowledgement that there are concerns around this expansion. And with that being said, even in this forum, I still haven't heard anything in response to the concerns about the expansion, right? And so I think that when you continue to ignore those things, it continues to grow, right? And so I do want you all to also explain why you're going, if you only have four people housed on Clay Street, why do you think you need to expand to 16 beds?

30:38 – Senai Medhani

I mean, just off of numbers alone, I mean, if we can do 20, we do 20, because the population is there. An elderly cohort and you know it's for now but the variation levels of staffing for the actual you know for a number of citizens you know that those always vary right and are fluctual but you know I you know I think it's I think we I think we kind of also want to be pragmatic about knowing that 16 is the industry standard and something that's very much attainable. But I

don't think it's fair to be criticized of not having that now when that variable can change. But I hear the points taken. I don't wanna speak for Mr. Bellow, but as we've been, more involved in these meetings, we've done our best to address those questions as they've come. Anything outside of that, I can't speak to the timeliness of that response just because I was not visible to hear the message.

32:00 – Commissioner Chanettia Nelson
Can you also, Mr. Is it Eob?

32:03 – Unidentified Speaker
Yes.

32:03 – Aaron Eyob
Okay.

32:04 – Commissioner Chanettia Nelson
Can you also address the constituents comment about you purchasing the property and then putting it on sale at one point? Because when I asked you earlier, you said you always– No, that's not accurate.

32:16 – Aaron Eyob
First of all, we have to, like I said, we've been here since 2018, 17. So we're not going to respond to any allegation. That's not accurate. That's not true. So I just want to clarify something. We send a letter, a certified letter to every neighborhood. So in that letter clearly explain if you need a map or if you need the layout of the house, they can request to us. Then we will provide them, right? Instead of doing that, what happened is Mr. Yolanda, she started, she write a letter and she started going around to the neighborhood asking them to oppose us too. So something, somebody left a letter in our home. It's a little bit like disorganization opposition came to us, but we tried to reach out to them, tried to explain them. If you have a question, we can provide you. So the PowerPoint will explain everything. It has a layout of the house. We have four parking spots in the back. So I have the square how many bedroom, how many bathroom, is wheelchair accessibility. So it's completely clear. So if you have a question that will approach to us, we'll be happy to explain them or show them the document.

33:20 – Commissioner Chanettia Nelson
Let me ask you a question. Do you all know of any other assistant living developments or facilities that are within a 10 block radius of your property?

33:30 – Aaron Eyob
No. I do not.

33:33 – Commissioner Chanettia Nelson
What about senior living facilities within a 10 block radius? No, they

didn't.

33:37 – Aaron Eyob
OK.

33:38 – Commissioner Chanettia Nelson
I'm going to tell you that there is an assistant living facility that is currently being developed on 45th and Blaine Street. You'll have over 100 beds there. I'm also going to tell you that there is Carver Senior Living Building that is also on 48th and Central Avenue, right? So there are resources within the community that also house the same population that are either are currently exist, right? I think it's important when you're trying to put these type of resources in the community that you're also aware of what resources are and are not in the community, right? That's something to be mindful of because those are things that we are looking at when you're asking.

34:20 – Senai Medhani
So I think your point's fair. It's fair. But even with that, I mean, the numbers as far as the D.C. Asian population, needing housing, I mean, you know, whether it's Kenilworth off Minnesota or whatever have you, I mean, it's still not enough, you know. But yes, but you're right.

34:40 – Commissioner Chanettia Nelson
I understand that, but I asked about a 10 block radius and my point was of being knowledgeable of the communities that you're serving, right?

34:50 – Aaron Eyob
And also one of the requirement is 300 feet, you can have another assistant living per the zoning requirement or so. So if you go to the zoning regulation, anybody can open assisted living every 300 feet from one location to another location or so.

35:07 – Commissioner Chanettia Nelson
Right. And I want to make sure I read the comments that are being placed in the chat. So one resident said, I will point out that DC considers assisting living facilities are generally classified as residential buildings for insurance purposes, similar to other types of residential however, they have commercial aspects due to providing services and potentially operating under a business structure. Another comment was, so I dispute the claim by the applicants that they are not commercial enterprises. Another comment was that there was a question asked about the response from the ANC. I'm assuming this is from the Zoning Commission meeting. There was a question asked about the response from the ANC and Ms. Wilson that the ANC did not have concerns. Mr. Bellow, when you spoke, you flagged that there was concern about it being assistant living versus rehabilitation transitional. At no point were the issues of safety, parking, et

cetera, raised by the ANC members. At no time were you forthcoming about the fact that there was a request from the ANC for a walkthrough. So I stand by my statement that the presentation was not forthcoming, nor did it instill trust and confidence. And just to piggyback off of that, I still didn't quite hear you all confirm that Commissioner Orendoff can do a walkthrough. You simply said there was a PowerPoint. And so I would like for you to either acknowledge that that walkthrough can or cannot happen. So put a pin in that, write that down. We want a response. And then another resident says, who's monitoring the facility and will it be done 24-7? We'll stop there. So there's two questions on the floor. Sure.

36:51 – TBello

I don't think there's any objection to a walkthrough. I think I don't recall whether I was at the BZA or the previous ANC meeting. We did agree with a single member district commissioner that it was welcome to walk through. Nobody objects to that. As far as the BZA is concerned, the major issue before the BZA the continuance of the case. So we really didn't get into the details of neighborhood concerns other than what transpired at the ANC. I'm glad that the community member acknowledged that I did acknowledge that the ANC had concerns and wanted the case to be continued.

37:45 – Commissioner Chanettia Nelson

Okay. Can you answer the question about monitoring the facility? And then I'm going to go to a raised hand in the meeting.

38:00 – TBello

It says, who's monitoring this facility and will it be done 24-7? If we can share the PowerPoint, I think there's I don't know. I don't know.

38:16 – Commissioner Chanettia Nelson

I don't know how to speak specifically to that. Okay. If you email that power point this evening, I'll send it out right away to the distro is that I have and make it available to the residents. Commissioner today here, but you were going to share it or you want us to send it. You can send it to me, and then I'll send it out if you want. Can you unmute?

38:45 – Unidentified Speaker

Did you unmute? Hello, good evening, everyone.

38:51 – Latoya Liles- Walker

I'm sorry that I'm not able to be on camera for this meeting. Commissioner Nelson, you definitely hit the nail on the head of the a question that I definitely wanted to put a little focus on. Being a business owner in the ward for coming up on 11 years, as well as a new resident to the Ward 7 for a little over two years, it is always my concern that I sort of feel that Ward 7 has become the dumping grounds

for lack of for better words, for just a lot more different things such as the, you know, the rehabilitation centers, the seniors, I love the seniors. So we need to support more of our seniors, totally in agreement with that component of it. But it does feel that there are so many individuals that come into the business Ward 7 and just completely run amok and so while I do understand the business owners here being a business owner and going through the BZA process I understand that it is very lengthy I do understand that it's very costly each day so I do understand with that but I do also want to do my due diligence as I stated with being a resident and a business owner that we are not being taken advantage of and that we are not being used as a trash can because the sort of business and things that comes into our community of Ward 7 is not tolerated in others. And so definitely I would encourage and definitely employ the business owners for this BZA application. Definitely do your research. I know what the BZA application and process is about. It's very tedious. I cannot say that enough. I spent over two years in process with my BZA application. So I understand it, but I also know that it is very important to know your information, know your residents, and to be active and to be present and to be as transparent as possible. Because if any of those things are you're gonna have kickback and I'm just telling you that as a business owner in Ward 7. So you guys should have definitely been able to honestly speak to Commissioners Nelson's question of were you aware of how many other assisted living facilities are in the ward and I do understand that okay 350 feet or whatever it was you you got to know your community that you're coming to set up shopping. So that's pretty much you know my feedback. I thank the commissioners for having this platform for us to be aware of what is going on so that we are able to gather a better understanding and to hopefully be able to offer support here. Thank you. So thank you.

42:23 – Commissioner Chanettia Nelson

One of the comments in the chat says that I like to see proof of the certified that was sent to me because I did not receive one and the property is three doors down from me. All right. I'm gonna go ahead and I think I saw Ms.

42:45 – Unidentified Speaker
Brown.

42:45 – Commissioner Chanettia Nelson

One of the residents said that, so earlier in the meeting, there was a comment made that they sent out a certified letter to residents about, The facility and one of the residents who lives three doors now said they did not receive that letter.

43:07 – Commissioner 7F03 KS0 | Commissioner Chanettia Nelson

Hold on a second, can we get a copy of that certified letter? Oh, sorry, yeah.

43:14 – Commissioner Chanettia Nelson

Is it possible for us to get a copy of that letter?

43:20 – Aaron Eyob | Senai Medhani

Yes, no?

43:21 – Commissioner Chanettia Nelson

Yeah, no problem. Okay, thank you. Ms. Brownhall?

43:27 – Rita Brown-Hall

Okay, so I wanted to know about it being monitored and not just with cameras. My concern is if it's for four beds and then they want to up it to 16. And this is a community where you have a lot of senior citizens and you do have children. There are a lot of other occupancies that they're trying to put as far as bringing people I'm not against people having a second chance, but my main concern is, who's going to monitor? Is someone staying there? Is the actual person going to stay there to monitor the people that are there? Then if they want to have company, which would be a concern with more vehicles coming on the streets, taking away parking, and then you have people who actually live there who might be senior citizens, or even not even senior citizens, people who are working and coming home late, they won't be able to have spaces to come home and park. So how will the monitoring be done? That's my main concern. Is it just with cameras or are you all going to have someone who's actually staying there?

44:42 – TBello

So just to correct, this is not a youth or adult rehab home, sort of like the returning members of the community, I think it's referred to sometimes. This is not that type of facility. This facility is to serve people who are in need of assistance with their daily living activity. These are not returning residents. But I'll let Sinai speak to, again, the operational matters, which is, again, you know, quite outlined in the PowerPoint presentation. Can you just summarize? Yeah. Yeah.

45:25 – Senai Medhani

So, I mean, essentially, you know, right now everything is scalability. Our staffing setup is that, you know, we have a daily living community member that's working as a caregiver that's living on site and has another person that change shifts with them. And we also have a manager that actually kind of works with the local community members. As far as talking about 8 to 12 to 16, if we were granted permission, we know operationally we have to add more staff members clinically. Obviously with our RN who's on call, we'll have to add another person on call. We'll have to get a medical doctor. So our whole scale and operations change, but, you know, just as any, you know, mindful business owner would do, we plan for that, but we're not going to, you know, as they say, lay that egg before the chicken. So,

yes, we definitely do want to address that, you know, if that time comes. Hopefully that answered the question.

46:40 – TBello

And some of these operational matters actually regulated. Yeah, we have to help as to the minimum number of staff, supervisors, staff, whether they be medical, whether they be nursing, and those who, these people are under supervision 24 hours. And most of the residents are quite frankly not ambulatory, so these are not people running in and out of facility will diminish. Okay, I see Ms. Brown-Hall again.

47:12 – Commissioner Chanettia Nelson

But okay fine that's all said and done but still they would have people to come visit and to kind of piggyback off of what was said earlier.

47:25 – Rita Brown-Hall

Why Ward 7? Do any of you all, are you all residents of Ward 7? Why has everything come to Ward 7? So still it will have an impact.

47:38 – TBello

So part of the process that we're going through in this special exception, those are the factors that the Board of Zoning Adjustment will be weighing in their deliberations as to whether they would approve or not approve this application. Not only just for one facility, but for its cumulative impact within the radius that is recommended. So in this zone, in order to have more than eight residents, there cannot be another facility within 500 feet of one. So the reason that we're asking for a special exception in both of those instances is that clay and EADS are actually within that radius, but one can also from a cumulative impact perspective. These two facilities will be run by the same establishment. So there's a concentration of services, which is a little better than if there were different operators who have different delivery schedules, who have different times that people come to visit. And both of these properties actually meet and exceed the minimum parking requirement. And if I may just speak a little bit to that, since climate change, the direction of the zoning regulations has actually resulted in the amendment to the zoning regulations to actually reduce parking spaces and to us to encourage the use of public transportation. So for that reason, there's a the number of parking spaces that the operator can provide over what is required without being penalized.

49:31 – Commissioner Chanettia Nelson

Okay there's a comment in the chat I want to know how projects are announced to the community I feel there's been a lack of transparency in the process because I never got an official letter and how I found out about this was by Mr. E asking me to sign a letter in support, and I'm seeing a lack of empathy for our concerns from the applicants. All right. Let me unmute one more comment. Thank you.

50:04 – Makeda Okolo

Yeah, I mean, I think, again, this process has just left a really bad taste in a lot of our mouths. I feel like we should have been leading with a presentation highlighting what the hope was, what the so that we could be supporters of it, hypothetically, if our concerns were cleared. Beyond that, my remaining questions are about visitation hours. What are visitation hours going to be? How will they be enforced? It's easy to say that there are parking spaces in the back, but we all know if someone is making a delivery, they're just going to park where is most accessible. And then beyond that, I'd love for the applicants to be able to share what sorts of restrictions are typically placed on residents who live near these sorts of facilities. If I want to have a block party, for example, how would that be impacted? If I want to have a backyard party or a cookout, how would that be impacted, knowing that there could potentially be 16 elderly or differently abled members just three doors away from me? These are the sorts of sensitivities and considerations that aren't being flagged, discussed openly, and really being put on the table. So yeah, those are my other concerns as well. Do you all want to respond?

51:32 – Aaron Eyob

So to address your comment, let me give you an example of what happened in Clay Street. In Clay Street, we have four residents. Technically, they don't live the place because we have security alarm systems, almost like you're going to the nursing home. It's completely locked. And we have a backyard, this fence, so nobody will go outside. We don't want to see people wandering in the street because that's not the requirement from the licensing from DC House. Everybody has to be inside the house and they have to have somebody watching them 24-7. So if you have a party, if you have family gathering, it's not going to impact anything. They will I cannot even hear from here.

52:16 – Unidentified Speaker

You may get 16 more people in there.

52:19 – Senai Medhani

And another thing is, what happened is, we knocked everybody's doors.

52:23 – Aaron Eyob

We tried to explain to them what we can, what the plan was, what the purpose was before even, and we asked them if they want to sign a letter for support of our community. Of course, we might not find everybody home, but of course, that was the response. We reached out to most neighborhoods that were available during the day time. So yeah, I'm pretty sure understanding most of you work during the day, so you cannot be fine at home. But we knock every door in Ides and Clay Street that we try to explain to people, tell them the purpose out of the business. And we tell them if they want to support it also. So most of them also supported. We have like 12 support letters,

because we're able to talk to them, we explain to them the purpose. But So if you go back to the PowerPoint, that will explain everything.

53:15 - Commissioner Chanettia Nelson

All right, we're going to take one more community question, and then Orin Doff and I will give some closing remarks. And I believe that you all have a scheduled hearing with the zoning commission next Wednesday. And we have our general commission meeting next Tuesday, which you are scheduled to attend. And so what we can do is after this meeting, once you send us the PowerPoint, I'll forward it to the distro list and give community members an opportunity to review it. And then from there, I will solicit questions from them that we can ask during the public meeting, if there are some additional questions that they would like to have answered prior to your zoning commission meeting.

54:03 - Aaron Eyob

Miss, let's see, I saw your hand. Also for the parking for the street. Clay Street is a unique street and Edith is, especially Edith is a unique street. If you go during the day you don't see any cars most of the time and the picture that we're taking is different time of the day and we have time and the date on them also. Some of the pictures was taken in the morning, some of during the day, even one time we went two o'clock in the morning that we took a picture from Edith and Clay Street so you can even see times.

54:33 - Commissioner Chanettia Nelson

Especially Edith is very unique, there is no parking parking during the day, even in the evening. That's another thing I would say, but you can- The day that you went, say the day you went, because I've been taking pictures for the last month and I've seen cars, but I understand. I agree that the parking, like Mr. Senai said, that it varies and I understand that because I've gone where days where it was less parking and then I've gone where I was like, whoa, people parked everywhere. I understand that concept, but I just want you all to not ignore that if a resident lives on that block, and they're paying taxes on that block, and they're telling you about what's happening on that block, I also need us to respect that input, because that's their lived experiences. And yes, you own property on that block, but they're living on that block. And so I want us to be mindful of that. I saw Miss Lyles Walker's hand, did you want to make a comment before we close up this of the conversation? Let me see if I can unmute you if you want to.

55:36 - Latoya Liles- Walker

Okay, yes, I'm sorry. So I had just referred to the chat and was going to type it there. But what I would maybe ask or propose to the applicants is maybe possibly I know it's costly. However, this may be a step in the right direction possibly is that if you just focus on one facility, build the trust, show exactly what you're going to do in

the community and let the residents and those individuals that are concerned actually see how you navigate through that one facility before branching on to the second facility. Because I think it is a lot to bite off in one chew with the opening of the two facilities when it feels as though trust, communication, and there are so many other variables that is not in the motion of supporting you at this time, that may be something to just consider.

56:44 - Commissioner Chanettia Nelson

Commissioner Orndorff, did you have any questions, last questions, or comments?

56:49 - Unidentified Speaker

No.

56:50 - Commissioner 7F03 KS0

First of all, I want to thank everybody that's that's come onto the meeting, pretty much kind of cleared the air with some of the things that I'm gonna be preparing for next Tuesday. Okay, so, but I do wanna say this to the zoning permittees. The 16 bid is a no for me, okay? With the four occupancies just kickstarting in one, it's gonna take time for the processing. I know how DC operates right now being within the government for the last three years, but it takes some time for them to even transition people into the 45th street location, along with trying to navigate folks out of the system into your location. So I want you guys to sit down and have a talk amongst your partners about the reconsideration of the community's concern, especially with the expansion of the is not even opened up yet. Please leave your phone number in the chat or you can email it through the young lady that has been corresponding with me with the best time to call for my walkthrough. I'm just coming off of foot surgery, so I would really like to guarantee that this can be a scheduled walkthrough where I can navigate up that hill and be on time and just do a quick walkthrough and take pictures or whatever, I might need to satisfy my soul. So when I come before my constituents for the zoning meeting and for next general meeting, that all of their concerns will be brought to the table, that there'll be some type of meeting of the minds and a satisfactory outcome for the concerns that I've heard tonight. So that is one of the things that I'm reaching out to you guys to do, especially for the folks live on Klan heeds that have reached out with serious concerns about the process, the processes, and where we are now, okay? So that is just where I stand. I'm not gonna come up all from the 16th bed, even if I have to deal with Muriel Bowser now on how they're processing these particular programs over here. And I do stand in agreement with my constituents Ward 7. I've been in Ward 7 since 75. So that's a long time being over here and transitioning and watching all of the changes and what we're going through with zoning just trying to squeeze out. Let me just be real, not you guys, but some of the properties, a little bit of zoning land that we have left. So there's not a lot of stuff left west of the east of where we live.

And so everything is pushing this way until all land is secure. And that's survival of the city, okay? But we still have to make sure that the constituents' concerns are always at the forefront, their emotions and how you guys interact with them moving forward with the facilities once they're running. Whether if you guys have to have a senior citizen day or something that you bring to the community, open up your space so that people can come in and this is something you're gonna have to give back. That's what I'm trying to just put on the table. You're gonna have to find a way that your community engagement includes Ms., I don't wanna mess up anybody's name, so I'm just gonna say Ms. O for right now, and Ms. S, because those are some of the concerned citizens that have come to the table. And so you gotta come to the table with a community benefit agreement that works with these residents, that doesn't have to be financial. It just has to be an agreement that they can come to terms with because I don't see some of these things not happening. And I'm saying that to the constituents. Um, I don't see it. Some of these things not happening in Ward seven because of the way the city is being structured on the West side. So on the West side, you got things that they don't want that they can try to squeeze into here that we got to fight like the pop-up, what's that thing? Help me out, Nelson. What's the thing on Minnesota Avenue that we all end up in arms of the correctional thing that's coming up? Oh, the halfway house.

1:01:20 – Commissioner 7F03 KS0 | Commissioner Chanettia Nelson
Halfway house.

1:01:21 – Commissioner 7F03 KS0
So you're trying to squeeze a halfway house right there at the foot of Minnesota Avenue Bridge, and you're putting that against the kids and residents, already the issue on Minnesota Avenue. So that's all I'm just saying to you guys is be concerned and have your alert on from here forth out about these community concerns. Thank you, Commissioner. I don't want to. I don't. My thing is, I don't want you, Commissioner. I don't want to support the process. And then as my term continues, then we have some issues. So I just want to make sure there's a community involvement, and I think we're gonna be okay.

1:01:59 – Commissioner Chanettia Nelson | TBello
I'm gonna close out.

1:02:01 – Commissioner 7F03 KS0
Can I ask a question, please? Yeah, go ahead.

1:02:04 – TBello
Commissioner, you You stated that 16 is a no-go for you as far as numbers, right, of residents. What is it that is likely to be a go with you? Well, right now, I'm at the 8.

1:02:17 – Commissioner 7F03 KS0

I can live with the 8 at both facilities because that'll be a balance for both your programs, you know, and as you grow and as you think that you're going to add on more, that's where you want to come back to community because as you grow, that's going to grow within the community. I just believe right now eight beds is enough on that street until you guys can really, you know, because it looks like you only got four that's operating right now. And with everything that's happening in the city, it's going to take some time for you to fill those beds up. I wish all businesses success. Okay, I have a small operation nonprofit. So we all are trying to do the best things that we can do for the residents, especially for the residents of the district.

1:03:09 – TBello

There's so much. And I think it would be helpful to get ideas of what the community benefits that you speak about from your neighbors so that we were informed of what direction is likely that this will be going. I would appreciate that.

1:03:24 – Commissioner 7F03 KS0 | TBello
Ms.

1:03:25 – Commissioner 7F03 KS0

Nelson will definitely reach out with you because she saw a community agreement benefit person right now.

1:03:31 – Commissioner Chanettia Nelson

I don't know nothing about that but we'll talk about it and see what we can come up with on that front.

1:03:41 – Commissioner 7F03 KS0 | Commissioner Chanettia Nelson
I'm gonna close this out.

1:03:43 – Commissioner Chanettia Nelson

I know we had on the agenda to talk about some other issues but this one took a little longer and I think it was worth the time that we invested and we can give additional updates that we're going to be doing. We're going to be doing some updates on other items are scheduled another S and D meeting later on. But I want to close out real quick with just a few comments on some things that were set. You know, people often refer to this area as a dumping ground, and I don't want us to have that kind of connotation in our community because we're not a dumping ground. And some of the resources that people propose in our And I think that regardless of whatever housing crisis we're experiencing or a need for people to be able to transition back into our communities and things of that sort, it's not that we are always against those things. We're against the way they're brought. And what I'm hearing in this situation is that the way that you all approach the community with this business venture did not come across as a collaboration, a community collaboration. It's coming across more

as a business model and trying to make money off of a residential community without understanding the impact of the community members that already exist there. And I think it's important when you're doing these things to keep those things in mind. I think the biggest issue in our ward is that people often assume that we don't care, right? And then you get into these spaces with us and you feel opposition, and that opposition comes across as we don't want you to succeed, but it really to us saying we care and we just don't like the way that you did it, right? And so I think you need to hear the hearts of the community members versus the opposition and understand that this is a group of people who simply care about their homes, the surrounding community, and what happens in their community. And I think it's also a good sign for you to know that people actually are paying attention to what's happening on their blocks, right? Because if you are trying to start a business, you want it in a community where community members care about what's happening, right? And so I think that this is an opportunity for you all to review how you approach this situation, how to reconcile, right? And best practices for moving forward when you continue to do this business model other places, should you be met with the same concerns? And hopefully you can avoid this because right now what we're doing is backtracking. And so with that, we thank you for joining us this evening. I'm looking forward to my action list. We're supposed to be receiving PowerPoints from you all that will help the community get a better understanding of the layout and operations of the assisted living facilities. You're also going to send us a copy of the certified letter that you sent out to residents surrounding the facilities. We will see you at our general commission meeting next Tuesday at 630.

1:06:56 – Senai Medhani

Thank you all and have a wonderful evening.

1:07:02 – Unidentified Speaker

Thank you. Thank you.