

December 7, 2007

Mr. Anthony Hood, Chair
Zoning Commission of the District of Columbia
441 4th Street, N.W., Suite 210 South
Washington, D.C. 20001

RE: Proposed Text Amendment to Eliminate the Certificate of
Occupancy Requirement for Community-Based Residential
Facilities

Dear Chair Hood:

Advisory Neighborhood Commission 4B held a public meeting on November 29, 2007 at 7 p.m. at Emery Recreation Center, 5701 Georgia Avenue, NW. The meeting was advertised according to D.C. law. Our quorum is five Commissioners. Eight were present at the meeting.

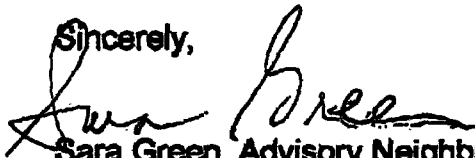
In a 5-3-0 roll call vote on a motion introduced by Commissioner Sara Green, the Commission adopted the attached resolution on the proposed text amendment identified above. Voting "yes" were Commissioners Sara Green, Faith Wheeler, Judi Jones, Yvonne Jefferson, and Douglass Sloan. Voting "no," were Commissioners Fred Grant, Blondine Hughes, and Gloria Palmer.

I am authorized to speak on behalf of the Commission.

Commissioners both discussed and agreed with the letter we received from the community group, Concerned Neighbors, Inc., outlining concerns about the safety of the many licensed group homes now established within our community and the value of the Certificate of Occupancy to protect these residents and their neighbors.

Thank you for your consideration.

Sincerely,



Sara Green, Advisory Neighborhood Commissioner 4B01
Secretary, Advisory Neighborhood Commission 4B

attachments

ZONING COMMISSION
District of Columbia

CASE NO.

EXHIBIT NO.

07-24
ZONING COMMISSION
District of Columbia
CASE NO. 07-24
EXHIBIT NO. 11

RECEIVED

D.C. OFFICE OF ZONING

2007 DEC 10 PM 3:07

Resolution - Advisory Neighborhood Commission 4B**Adopted November 29 (Date) 5-3-0 Roll Call Vote**

Advisory Neighborhood Commission 4B opposes the Text Amendment to Eliminate the Certificate of Occupancy Requirement for Community Based Residential Facilities (CBRFs) Housing Six or Less Persons with Disabilities that is currently before the D.C. Zoning Commission.

We have heard from the members of Concerned Neighbors, Inc. (CNI), a community organization in North Takoma that has about 10 licensed group homes currently operating within its neighborhood. CNI opposes the draft regulation change.

We agree with CNI. The Certificate of Occupancy requirement is a necessary safeguard to insure that all licensed group home residents, including those who are physically and mentally challenged, live in safe and structurally sound facilities. Group homes are a business and should be monitored and subject to the same regulations and requirements as any other business.

We acknowledge that the D.C. Office of Planning, the D.C. Zoning Commission, and other D.C. officials and agencies are concerned about complying with civil rights legislation.

However, our city has a tragic and well-documented recent history of inadequately monitoring and safeguarding the care and living conditions of those in licensed group homes. We ask that the D.C. Zoning Commission consider safe housing as a basic civil right and that the Zoning Commission continue to require a Certificate of Occupancy until the city establishes a better long-term track record of ensuring safe practices in licensed group homes.

We also note that the recently adopted Comprehensive Plan for the District of Columbia states that "greater community involvement, including advisory committees, good neighbor agreements and more rigorous monitoring procedures, [emphasis added] should be used to improve operations and address land use conflicts."

The proposed zoning regulation change would reduce the necessary monitoring available to both communities and the residents of licensed group homes.

We also designate Commissioner 4B01 Sara Green to speak on this resolution as it affects her single member district and we designate the other Commissioners in ANC 4B to speak on this resolution as it affects their single member districts, as long as these Commissioners support the adopted resolution.

Chair's Name and Signature

*Blondine C. Hughes**Sara Green*
Sara Green
Secretary's Name and Signature



Print - Close Window  Powered by
HTML EXPORT

7405 8th St NW

Washington, DC 20012

November 28, 2007

To: Sara Green

ANC4B01 Commissioner and

ANC4B Commission

Subj: Proliferation of Group Homes in 4B01 and the Removal

of the Certificate of Occupancy for Group Homes with

6 or less Occupants

Ms. Green,

On behalf of Concerned Neighbors, Inc. (CNI) we would like to register our anxiety over the concentration of Group Homes in our area. We are also very much concerned about the proposed discontinuation of the Certificate of Occupancy (COF) for Group Homes harboring 6 or less occupants. This requirement is one of the necessary safeguards to insure that adequate and proper care and facilities are provided to these individuals. Group Homes are a business. As such, they should be monitored and be subject to the same regulations and requirements as any other health care related business. The removal of the COF requirement would also have the added effect of making 4B01 even more attractive to these institutionalized homes. This situation would be unacceptable to both Concerned Neighbors, Inc. and the larger community. We urge you to lobby against this change. We also implore the ANC Commission to vote against this change in regulation.

Respectfully,

Shirley Richardson

President

And

Andre Carley

Vice-President

Concerned Neighbors, Inc.

A North Takoma Community Association

#07-24

December 10, 2007

To: Mr. Anthony Hood, Chair, Zoning Commission

From: Sara Green, ANC 4B01

RE: Text Amendment, Certificate of Occupancy For Licensed Group Homes

This fax has 4 pages, including this cover sheet.

Note: Please contact me if all of the pages do not come through, or if there is a question or a request. I can be reached at 202 829-8802 (day or evening) or by email, ANCSaraGreen@yahoo.com

RECEIVED
D.C. OFFICE OF ZONING
2007 DEC 10 PM 3:06