



Government of the District of Columbia  
**ADVISORY NEIGHBORHOOD COMMISSION 5E**  
Washington, DC 20001 [www.ANC5E.COM](http://www.ANC5E.COM) — twitter @anc5e

November 10, 2016

Anthony Hood, Chairperson  
Zoning Commission  
441 4<sup>th</sup> Street NW  
Washington DC 20001

**ANC 5E CONDITION OF SUPPORT FOR BROOKLAND/MHI**  
**Zoning Case #15-02**

To All Interested Parties:

**LET IT BE KNOWN:** that Advisory Neighborhood Commission 5E, at its duly noticed Public Monthly Meeting held at Friendship-Armstrong Public Charter School, on November 15, 2016 voted to support the application of Case # 15-02 (Brookland/MHI) when presented before the Zoning Commission; subject to the Developer agreeing to accepting the following recommendations for a Community Benefits Agreement, which is attached herein.

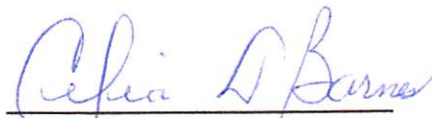
Advisory Neighborhood Commission 5E is comprised of ten sitting Commissioners of which 9 were in attendance. The vote was properly moved and seconded with 8 Commissioners voting for, 1 abstention.

Notice of the Public Monthly meeting with Agenda attached, was circulated within the ANC 5E Commission Area by posting on the ANC5E website and on ANC5E community blogs seven days in advance of this meeting.

Respectfully,



**Terri Quinn, Chairperson**  
Advisory Neighborhood Commission 5E



**Celia Dianne Barnes, Secretary**  
Advisory Neighborhood Commission 5E

\*see attachment

Advisory Neighborhood Commission 5E  
**POSITION OF SUPPORT WITH CONDITIONS FOR  
ZONING CASE #15-02**

Madison Homes whose interests lie in building twenty-two homes in the Brookland/Edgewood community; at Holy Redeemer College; 3112 7<sup>th</sup> Street NE; wants to direct the Single Member District (SMD) on what they will provide in a Community Benefit Agreement and declines to accept the active SMD Commissioner's requests. Since great weight is afforded to the full ANC Commission, we kindly request support of the outline specific requirements regarding the Community Benefit Package with additional conditions.

Madison Homes (Developer) who wants to develop a twenty-two home community in Single Member District (SMD) 5E01, has created an impasse between them and the SMD Commissioner on what would be fair and equitable benefits to the Edgewood/Brookland Community in exchange for them building homes; each one is being sold for eight hundred thousand dollars or more. Considering how the Developers project build out is in an expansive, overcrowded, economically growing area that currently has homes selling for more than one million dollars.

Madison Homes considers their benefit offering of Thirty Seven Thousand Dollars plus, an additional Affordable Dwelling Unit (ADU) (three are allocated as ADU's); and providing new incoming homeowners with a welcome package, that includes subsidies promoting alternative transportation, is adequate in exchange for ANC 5E support; it is not. The developer, has purchased a portion of Holy Redeemer College property and the city collects nothing for real property taxes.

Considering the all facts laid out in this correspondence, ANC 5E believes that the Developer should provide opportunities to the District's residents, Minority Owned Certified Business Enterprises, and community non-profits, herein.

Over the years, it has been proven, how Developers are flocking into the District, taking advantage of building projects in communities while benefiting greatly. The community businesses and residents are not benefiting. More times than not, underserved communities are receiving minimal benefits. This appeal seeks to change that paradigm. Madison Homes' headquarters is in Virginia, and they expect the Brookland/Edgewood Community to accept what they consider, a "good benefit package" which is the following:

- \$20,000 for Edgewood Recreation Center;
- 5,000 for OCASE Vendor for school supplies;
- 10,000 to Edgewood Family Support Collaborative for their work force housing program;
- 2,500 to the Edgewood Civic Association for signs;
- Hiring 51 percent of DC residents to work on the construction project;
- Provide three ADU's; two are required.
- Holy Redeemer College to pay for the Historic Designation Application

As the elected Commissioner of SMD 5E01, Debbie Steiner sees a lack of compensation for the community's long-term inconvenience, traffic disruptions, environmental air quality and daily quality of life disruptions. In addressing these few concerns, the Commissioner looks to the developer to provide more. A General Contractor will be hired on the project that must adhere to the city's requirements of

hiring fifty-one percent of DC residents to work on the construction project; and the Developer will provide ADU's, these are mandated by city ordinance if a developer wants to build in the District. ANC 5E seeks to increase the bar by including additional requirements within the community benefits package.

ADU's city requirement provides home ownership to residents, which is appreciated. However, the full benefits of homeownership is not fully realized until twenty years by a single owner since no resident occupying these dwellings can tap into the equity, or can sell and receive equity before 20 years. Gaining access to the equity is the true hallmark of wealth. Meeting the fifty-one percent of hiring District resident in the city on construction sites is another mandate by the District.

The SMD Commissioner's request, which is being supported by ANC 5E is as follows:

- \$20,000 for the Edgewood Recreation Center that DPR will designate;
- 17,000 to Edgewood Family Support Collaborative for their work force housing (located in SMD 5E02);
- 10,000 for OCASE's vendor for school supplies;
- 10,500 for a masonry sign to be built at the south-east corner of the triangle park(4<sup>th</sup> Street, Lincoln Road and Franklin Street NE) located in 5E01 by a community resident; to be selected by the 5E01 Single Member Commissioner;
- Holy Redeemer College to pay for the Historic Designation Application with the Developer assisting with related costs;
- 2,500 to the Vendor for Edgewood Civic Association signs;

In addition, ANC 5E includes the following for a condition of support:

- *Outsource to Minority Owned Certified Business in the District to handle the Construction Management of the project. They must have more than 20 years of experience;*
- *Hire an independent Broker within Ward 5 to market and sell the homes.*
- *Provide masonry signage with reflective backing with the community's current name; selecting someone from the community to perform this service.*

Although the SMD Commissioner previously agreed to a prior proffer of thirty-seven dollars, after re-evaluating what was being offered by the Developer and what was reasonably fair to receive, revisiting the options to include providing community business residents and a certified business enterprises with opportunities on this project makes sense; Madison Homes declined.

With Madison Homes building and selling nineteen market rate houses, at eight hundred thousand dollars plus, and the cost to build each unit will be approximately, two hundred and fifty thousand dollars, the Developer should be more willing to invest into our community as they are able. The request before the developer, by the SMD Commissioner, as part of the Advisory Neighborhood Commission's (ANC) condition of support, causes no harm to Madison Homes'. There is nothing in DCMR or Zoning Policies that prohibiting ANC's to identify and require that Developers include CBE's and local businesses, in any city built project that requires ANC support to be outlined and included as a condition of support in a development project. The city has a mandate to do more for our residents and businesses in exchange for Development in the city. If not, how else would our businesses and resident's be able to take part in the financial rewards being doled out to others who are not invested.