



Government of the District of Columbia Advisory Neighborhood Commission 4B

RESOLUTION #4B-22-1008

**Supporting Application for Map Amendment for
Berean Baptist Church Development Project, 924 Madison Street, NW
Adopted October 24, 2022**

Advisory Neighborhood Commission 4B takes note of the following:

- Berean Baptist Church, located at 924 Madison Street, NW (Lot 77 in Square 2991) intends to seek an amendment to the zoning map to allow redevelopment of the property to include the Church, as well as high-quality senior affordable housing. Berean Baptist Church will maintain ownership of the senior affordable housing project. The Church is located within Advisory Neighborhood Commission 4B, Single Member District 4B05.
- Berean Baptist Church was founded in 1877 and originally located on 18th Street, NW. In 1901, the Church relocated to 11th and V Streets, NW, and in 1968 the Church relocated again to its current location at 924 Madison Street, NW. Berean Baptist Church is a valuable member of the local community. They are actively engaged with the local community, including through providing services to residents via their Crisis Center, a senior citizens program, and programs with neighborhood schools.
- Representatives from Berean Baptist Church, PGN Architects, HEP Development LLC, and Boundary Street Partners provided presentations about this proposed senior affordable housing project at Advisory Neighborhood Commission 4B's September 28, 2022, meeting and at Advisory Neighborhood Commission 4B's Housing Justice Committee's October 5, 2022, meeting.
- Berean Baptist Church is currently within the Residential Flat (RF) zone – specifically, RF-1 – and is adjacent to multi-unit residential buildings at 920 and 922 Madison Street, NW, as well as 5627-5631 Georgia Avenue, NW. Berean Baptist Church seeks to amend the zoning map for the site to the Residential Apartment (RA) zone – specifically, RA-2 – to facilitate the construction of senior affordable housing. The RA-2 zone is intended to permit urban residential development that conforms to the height,

density, and area requirements of the district and to permit the construction of institutional and semi-public buildings that would be compatible with adjoining residential uses that are excluded from more restrictive residential zones. The RA-2 zone provides for areas developed with predominantly moderate-density residential.

- The Comprehensive Plan’s Future Land Use Map (“FLUM”) classifies the location as suitable for moderate-density residential uses. The RA-2 zone is consistent with moderate-density residential uses. In addition, the Comprehensive Plan recognizes “the importance of institutional uses, such as ... churches ... to the economy, character, history, livability, and future of Washington, DC,” [Policy LU-2.3.5](#), as well as the importance of the production of much-needed affordable housing, *see generally* [Policy H-1.2.2](#).
- Berean Baptist Church proposes to redevelop the property to include both the Church and senior affordable housing. The Church space on the first floor would include sanctuary space, multi-purpose space, flexible space for programming and events, and outdoor green space. The 2nd through 4th floors would include 35 senior affordable housing units that would be a mix of one- and two-bedroom units. The Penthouse would include residential amenity and outdoor space, as well as a green roof and solar capabilities. And the Basement would include Church program space, residential amenity space, and 25 parking spaces (indoor and outdoor) and bicycle parking.
- The redevelopment project will provide 35 affordable senior housing rental units. The Church and its partners are continuing to determine the specific affordability breakdown for these units based on the project’s financing and other details and has committed to continued communications with Advisory Neighborhood Commission 4B.
- Berean Baptist Church has indicated a focus on community events and arts space. The proposal includes retaining the Church’s pipe organ for performances and community events, multi-purpose space for arts-focused community programs, and multi-purpose space available to the community for events.
- The Church has engaged repeatedly with Advisory Neighborhood Commission 4B and neighbors, including Emery Recreation Center. The Church and its partners have committed to continued communications with Advisory Neighborhood Commission 4B regarding their outreach to the local community regarding the proposed senior affordable housing project.

Berean Baptist Church’s proposal furthers the District’s and Advisory Neighborhood Commission 4B’s housing goals.

- Housing is a human right, and all District residents are entitled to safe, stable, and secure housing. See [Letter](#) Supporting Affordable Housing in High-Needs Areas Tax Abatement for Takoma Metro Station Development (May 23, 2022); [Letter](#) re: Advisory Neighborhood Commission 4B FY2023 Budget Priorities (Apr. 25, 2022); [Letter](#) re: Advisory Neighborhood Commission 4B Fiscal Year 2022 Budget Priorities (Mar. 22, 2021).
- Advisory Neighborhood Commission 4B’s Housing Justice Committee was created to assist “in doing our fair share regarding deeply affordable housing within our Commission boundaries” and with an explicit goal of “maximiz[ing] affordable housing” within the Commission area. [Resolution 4B-22-0104](#), Reauthorizing Advisory Neighborhood Commission 4B’s Housing Justice Committee (Jan. 24, 2022); [Resolution 4B-20-0205](#), Establishing Housing Justice Committee (Feb. 24, 2020).
- Advisory Neighborhood Commission 4B has noted “that the affordable housing crisis requires the District to use every tool available to ensure affordable housing” such as public housing, social housing, and permanent supportive housing and that “the increased supply of housing – while important – will not alone solve the affordable housing crisis, particularly as related to extremely-low and very low-income households, and must be accompanied by active and robust City goals and policies to ensure affordability, including affordability for extremely low- and very low-income households, in relation to increased supply.” [Resolution 4B-20-0104](#), Providing Feedback on Proposed Changes to the Comprehensive Plan (Jan. 27, 2020).
- The DC government, through [Mayor’s Order 2019-036](#), has set a goal of 36,000 new housing units by 2025, of which 12,000 are to be affordable to households earning below 80 percent of area median income. The Rock Creek East planning area includes a goal of 1,500 new affordable housing units and [has only produced 62.9%](#) of that goal so far. This project would provide 35 additional affordable housing units toward meeting the remaining goal for the Rock Creek East planning area.

RESOLVED:

- Advisory Neighborhood Commission 4B supports an amendment to the zoning map for Berean Baptist Church’s proposed senior affordable housing project at 924 Madison Street, NW (Lot 77 in Square 2991) to the RA-2 zone.
- Advisory Neighborhood Commission 4B is strongly supportive of the proposed zoning map amendment in light of the senior affordable housing it would provide, as well as Berean Baptist Church’s

commitment to and engagement with the local community. The project will help assure the Church's continued presence in the neighborhood.

- Advisory Neighborhood Commission 4B encourages continued communication among Berean Baptist Church, its development partners, and the Commission regarding the affordability levels of the proposed 35 senior affordable units and the specific number of one- and two-bedroom units, as well as the Church's community engagement strategy and details regarding the project's green roof, solar, and stormwater features.

FURTHER RESOLVED:

That the Commission designates Commissioner Erin Palmer, ANC 4B02; Commissioner Alison Brooks, ANC 4B08; and Commissioner Evan Yeats, ANC 4B01, to represent the Commission in all matters relating to this Resolution.

FURTHER RESOLVED:

That, in the event the designated representative Commissioners cannot carry out their representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matter relating to this Resolution.

FURTHER RESOLVED:

That, consistent with DC Code § 1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of seven members was present) on October 24, 2022, by a vote of 7 yes, 0 no, 0 abstentions.