



Meeting notes provided by Michael J. Henderson

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Not official ANC5C minutes

ANC5C Monthly Meeting

November 16, 2010

Harry Thomas Recreation Center

7 PM

Call to Order

Quorum – Commissioner Edwards – Yes

Approval of Minutes – Commissioner Salatti motion to accept; motion passed

Community Comments - City Year provides Middle School students community service hours; contact - 202-725-3531 Aisaacs@cityyear.org

Alpha Phi Alpha Fraternity – Kwame Ulmer – oldest black collegiate fraternity in US; over 100 years; in DC over 80 years; First and Bryant; 4 programs – go to college; work with MS boys; voter education; Brother’s Keeper (aid seniors to do many things); run workshops for young men (completing college apps, etc.); this Saturday will be cleaning; have adopted 1st and Bryant; also adopted a block in SE DC; project Alpha works with MS students; Commissioner Wright asked how many kids work with; 10-15 young men; Alpha Week reaches 200 young men; Rashidi asked about selection process; take all comers; Commissioner Salatti asked about living and daily use of house; no plans currently to rent it out for residents; Vincent Orange is a former member; no plans for any college parties; Commissioner Bonds asked about the house; finishing renovations – meet first Thursday of every month and is used in a productive manner; Rashidi asked if having an open house; will refer that to the foundation; resident asked if looking for certain amount of volunteers; have 100 members in chapter 9 am - 12 would love for folks to drop on by; Commissioner Ransom asked about population; primarily MS boys and HS black males; Commissioner Ransom asked about Latino population; cleanup is this Saturday November 20th 9-12; First and Bryant NW



Report of the Grants Committee – Commissioner Wright – letter prepared for the Commissioners to review regarding non compliance; three letters will be ready to go this weekend; Commissioner Ransom said got a report from Byte Back; was a list of 58 students from ANC5C area; only accounted for 500 of the 5000 dollar grant; discussed with Commissioner Wright and Grant; they sell refurbished computers for very little –First Time Computers; non-profit; there was further discussion of grants

McMillan Sand Filtration Site – Commissioner Daneker – Having another meeting this Saturday 10 AM - 12 St. Martins Catholic Church; hopefully we can get people from the neighborhood who live there to show up to give comments, understand it is a balance; it is public property that the city purchased; resident asked if more commercial or residential; Commissioner Daneker said can't answer because plans are not final; Commissioner Bonds spoke about the many manholes on the site; website - www.wikiplanning.org has the history and discussions, feedback; you need email address and zip code to sign onto the wiki site

Proposed Plans for Community Meet and Greet – Commissioner Farmer-Allen and Edwards; at the Summit at St. Martins on T Street NE; using the conference room; will have hors d'oeuvres and things; last meeting of the year; will recognize ANC members who are leaving and coming; site has underground parking and granite countertops; please join us

December 21 Agenda – 7-7:30 business then community meet and greet; many new people are in our neighborhood; not sure about bringing pets; also think about the NY Avenue/Florida Bridge design; give feedback at December meeting

Community Charette Plans on new housing at 1831 2nd street NE – Commissioner Wright – Building has been in litigation for quite a while; now have plans to renovate



Group A Presentation – Handed out surveys to everyone who lives near the project (Eckington); gut out interior of building into 30 2-bed 2-bath apts; 30% affordable apts; 900 sq feet of space; 70% market rate; between year 5 and ten will sell units as affordable units; going for a HUD 221D3 (guaranteed loan from HUD); St. Martins is half a block away from this site; they got 9.5% housing trust loan from housing dept; this plan of action does not include getting money from city (can do without); team is folks he has worked with for 20 years; Douglas Goldstein – has worked with Councilmembers and youth organizations; will remain rental 5-10 years; both companies certified CBE (by DC as a business entity), one is woman owned, other is minority owned; called Building and Finance Group; see his website; has put together many programs to have training in neighborhoods; teaches work force development programs at UDC; since 2007 has trained 35 people all who have gotten jobs with construction companies; spoke about his many accomplishments in the District; Commissioner Ransom will be community outreach person; applications are due Thursday; Commissioner Wright will aggregate the data and then send it in; Building and Finance is name of first organization; will be sent to properties and acquisitions tomorrow; budget for project is 150 dollars per foot 5.4 million

acquisition price will be determined by DHCD; about a 6 million dollar project; presenter wants to be civically engaged; 10 percent over five years will be set aside for purchase; if DC gov employee qualifies for 40 thousand dollar grant for down payment; at end of 5 years you have equity in unit; tenant agrees to work with agency or must move out after 5 years; building will be ADA compliant; many questions were answered by the presenter



Group B Presentation – Eckington Hills Project – Her company manages affordable housing mostly non-profits; managing renovation of Cooke School; gave her history; listed her many projects; expertise is in affordable housing and publicly funded housing; JDJ Investments is a market rate developer contractor; they make sure utilities come in correctly etc; safety, ADA compliance, etc; have many current projects in the city; presenter used to play football in this neighborhood; JDJ has long term Washingtonians; affordability levels were stated; some one bedroom, two and three up to 1000 sq feet; rental project; will be legally condo meaning can be sold as condo later; tenant association can convert to ownership; if selected will certainly continue dialogue with community; final selections will be made in January; resident asked about vocational training; financing will be private sector; will have plenty of ADA compliance

Group C – PersDevelopment – DC based; 30% affordable; looking at condos not rentals; they feel renters are not as connected to the community, owners more likely to make repairs and add value to community; more vigilant, report crime; also voters; thanked Commissioner Wright; currently working on the 329 RI Avenue project; majority of his company’s employees are DC residents; bank financing already in hand; no city funding needed; timeline is 8 months or less; 20 full time employees; DC code requires 2 units be ADA compliant; developer provides 2 year structural warranty



He then spoke about 329 RI Ave; will be condos; around 220-300 thousand, 1000-1200 square feet; feels you change neighborhoods one building at a time; resident asked about putting fencing around 329; Vicky L.-C. said this is a competitive process; will review all the different proposals

Newly Elected Commissioners introduced themselves – Hugh Youngblood; James Fournier; Tim Clark; J. Jioni Palmer



Resolution – Commissioner Daneker – Opposition of C2 commercial zoning change for Big Bear Café; he read it aloud; zoning hearing has not been scheduled; one hearing was had and the board will schedule a hearing; zoning hearing is to determine if it can be rezoned from residential to commercial; liquor license has already been granted

Treasurer's Report – motion to approve reports from quarters one two three 2010 motion passed

Pay Bills – 70 dollars for business cards 5C12; 217 for Commissioner Pinkney; other details of payments 21.24 taxes for corrected invoices; in June Commissioner Ransom asked for 100 dollars approved – email November 12 states 200 dollars; Commissioner Davenport motion to pay 200 dollars; 2nd; new information motion withdrew; leave payment at 100 dollars; Commissioner Bonds will write a letter to them; Also need motion in minutes to pay All Nations Church 200 dollars for meeting space; motion passed; cash balance total is \$104,634.33; Commissioner Ransom thanked finance committee for reports (*applause*); Commissioner Daneker motion to pay bills; 2nd; passed

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