

DRAFT ANC 3F Day's Inn resolution – Full standard ANC 3F header to be added.

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**DRAFT RESOLUTION REGARDING – 4400 Connecticut Avenue (Days Inn Redevelopment)  
Temporary Alley Vacation Request**

November 21, 2022 – CHANGES FROM OCTOBER HIGHLIGHTED IN YELLOW

**Whereas** housing affordability is a major challenge for the District of Columbia, Ward 3 and ANC 3F as the median 2-bedroom rent is over \$2,600 and sale prices of homes in Cleveland Park and Van Ness/Forest Hills average well over \$1 million. These prices exceed the ability to pay of low- and moderate- and even middle-wage employees (for home purchase) who contribute to this community's vibrancy and economic well-being.

**Whereas** the District of Columbia has ambitious housing and affordable housing goals - 36,000 new homes by 2025 and with one-third of the 36,000 homes, or 12,000 homes, to be affordable to low and moderate wage working households. The District's overall objective is to have each of its planning areas have approximately 15% of its housing supply to be affordable.<sup>1</sup>

**Whereas** Rock Creek West and Ward 3 have 471 affordable units (add footnote) out of DC's total 51,960 (less than 1%); this figure also represents less than 1% of Ward 3's/Rock Creek West's supply of about 49,000 housing units.

**Whereas** The District of Columbia's Housing Equity Report: Creating Goals for Areas of Our City (October 2019) designates Rock Creek West an area in high need for affordable housing and calls for the creation of 1,990 dedicated affordable homes in Rock Creek West by 2025;

**Whereas** ANC 3F recognizes the enormous challenge of developing housing and affordable housing in the Ward 3 community and the ANC 3F is committed to working with its residents, its neighboring ANC's, Councilmember Cheh, her successor who will take office in 2023 and other elected officials, District staff, and other stakeholders to increase housing affordability in the Ward.

**Whereas** the Rock Creek Park West's share, which includes all of ANC 3F, of the 12,000 affordable unit goal is about 2,000 new homes over a 5 – year period or 400 units/year;

**Whereas** the pandemic has put even more pressure on all of us, but especially those who have had their hours cut back or lost their work because of the pandemic and may be unable to make their housing - rent or mortgage payments;

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<sup>1</sup> See "What is affordable housing" definition on page 2 from the District's 2019 Housing Equity Report: <https://planning.dc.gov/sites/default/files/dc/sites/housingdc/publication/attachments/Housing%20Equity%20Report.pdf>

**Whereas** ANC 3F passed resolutions in 2020, 2021 and 2022 in support of several housing programs including the Housing Production Trust Fund (HPTF), the Emergency Rental Assistance Program (ERAP), the Local Rent Supplement Program (LSRP) and the New Tax Proposal. Combined, these programs provide affordable rental homes to a wide range of District families;

**Whereas** the Days Inn property at 4400 Connecticut Ave NW has come on the market and offers an attractive location to develop more housing, including affordable housing proximate to neighborhood resources and mass transit;

**Whereas** the development of new housing will provide new customers to help support and stabilize the businesses in the Van Ness commercial corridor;

**Whereas** an experienced community-oriented residential and mixed-use developer, had a purchase contract of the Days Inn which has now expired and the site will be marketed to new developers;

**Whereas** the apartment homes developed by the previous developer would have included a mix of market rate and affordable units to create broad opportunities for new residents – including service workers, teachers, police officers, fire fighters, etc. – to live here in the community that they serve;

**Whereas** the previous developer had sought ANC support for the alley bisecting the property to be vacated as a first step in the development process to achieve up to 350 residential units and ground floor retail, with restoration of the alley to occur upon building completion.

**Therefore be it resolved that** ANC 3F continues to support the proposed redevelopment of the Days Inn property to create a mixed-use project with new housing to create opportunities for new residents to live Van Ness and continue the revitalization of our commercial corridor;

**Therefore, be it resolved that** ANC 3F recognizes that the temporary closure of the alley will create a temporary disruption in travel patterns in the alley between Yuma and Albemarle Streets, and ANC 3F will work closely with the future developer, Van Ness Main Street, and the community as the developer crafts a traffic mitigation plan for the construction period that minimizes these disruptions;

**Be it further resolved that** ANC 3F also supports the pursuit of DC Tax Abatement for Affordable Housing in High Needs Areas (HANTA) and other public financing and land use resources as needed to achieve the desired level of affordable housing in the ultimate development;

**Be it further resolved that** ANC 3F requests the assistance from appropriate City departments, including the Office of the Deputy Mayor for Planning and Economic Development (DMPED), the Office of Planning (OP), the Department of Housing and Community Development (DHCD), and DC Housing Finance Agency (DCHFA) on achieving this proposed redevelopment of the Days Inn;

**Be it further resolved that** ANC 3F looks forward to working closely with any future purchaser who is pursuing the Days Inn acquisition and redevelopment to ensure that it creates the aforementioned housing opportunities and contributes to the ongoing vibrancy of our commercial corridor and the community more broadly; and

**Be it further resolved that** ANC3F authorizes Commissioner(s) \_\_\_\_ and \_\_\_\_ to speak on behalf of the Commission on this subject with the Mayor’s Office and cabinet, the Council, and OP, DHCD and DCHFA;

This resolution was considered and voted on by ANC3F ( \_ yes - \_ no - \_ - abstain) at the regularly scheduled meeting held by Zoom on Nov 15, 2022.

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Claudette David, Chair ANC3F

Copies of this resolution to be sent to Mayor Bowser, Chairman Mendelson, Councilmembers McDuffie, Cheh, Bonds, Henderson, Silverman, White, Nadeau, Pinto, Lewis George, Allen, Gray, and White; the Directors of OP and DHCD, and the Director of DCHFA.

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