

**ANC 3/4G Public Meeting
March 8, 2021
ANC 3/4G Task Force on Racism
Housing Work Group Recommendations, Cont'd
(Commissioner Chang)**

[CLEAN VERSION]

Motion 1: I move that the Commission adopt Housing Work Group Recommendation 1:

Advise the District to Build Significant Dedicated Affordable Housing and Work Force Housing Above the Chevy Chase Community Center and the Chevy Chase Library, that includes five Key Actions found in Table 1 on page 5 of the November 13, 2020 final draft report, with amended language to Key Actions 1, 2, and 5.

Key Actions:

- Key Action 1 as amended (friendly): “Advise the Office of Planning to include mixed-income housing with a goal of 50% dedicated affordable housing as part of the Small Area Plan and considering other requirements;”
- Key Action 2 as amended (friendly): “Include a mix of affordable and workforce housing for families including, to the maximum extent practicable, ownership by residents;”
- Key Action 3: “Advise the District to work with a coalition of non-profit and for-profit developers and the community;”
- Key Action 4: “Work with the Deputy Mayor for Planning and Economic Development to prepare a financing plan that may include participation by community groups, businesses, and foundations;” and
- Key Action 5 as amended (friendly): “Establish a mechanism for the ANC to coordinate programmatic requirements and architectural design with all relevant stakeholders.”

Recommendation 1 that includes five Key Actions, as amended (friendly): *Advise the District to Build Significant Dedicated Affordable Housing and Work Force Housing Above the Chevy Chase Community Center and the Chevy Chase Library*

Seconded by: Chris Fromboluti

Vote: 7 Yes 0 No 0 Abstain (4 being a quorum); February 4, 2021

Motion 2: I move that the Commission adopt Housing Work Group Recommendation 2 as amended (friendly):

“Advise the District to Include as Part of the Chevy Chase Small Area Plan Process Ways to Encourage Significant Dedicated Affordable Housing and Work Force Housing in Private Development Along the Chevy Chase Gateway”

Recommendation 2 as amended, includes four Key Actions found in Table 1 on page 5 of the November 13, 2020 final draft report, with amended language to Key Actions 1 and 4.

Key Actions:

- Key Action 1 as amended (friendly): “Advise the Office of Planning that the ANC supports enhancements to Inclusionary Zoning for upzoned parcels in the Chevy Chase Gateway to include a goal of at least 25% affordable housing, considering other requirements as well;”
- Key Action 2: “Advise the Office of Planning to hold a charrette as part of a Small Area Plan to explore possibilities for development in the Chevy Chase Gateway;”
- Key Action 3: “In coordination with Chevy Chase Main Street, the Office of Planning, local businesses, property owners, and the Office of the Deputy Mayor for Planning and Economic Development, solicit development proposals for mixed-use buildings along the Chevy Chase Gateway consistent with opportunities identified in the Small Area Plan;”
- Key Action 4 as amended (friendly): “Establish a mechanism for the ANC to work on the Chevy Chase Gateway Small Area Plan and subsequent implementation.”

Recommendation 2, as amended (friendly), includes four Key Actions, as amended (friendly):
Advise the District to Include as Part of the Chevy Chase Small Area Plan Process Ways to Encourage Significant Dedicated Affordable Housing and Work Force Housing in Private Development Along the Chevy Chase Gateway

Seconded by: _____

Vote: ___ Yes ___ No ___ Abstain (___ being a quorum)

Vote to Table: _6_Yes, _1_No; February 4, 2021

Motion 3: I move that the Commission adopt Housing Work Group Recommendation 3 as amended (friendly):

“Advise the District to Preserve and Protect Affordability of Currently Affordable Rental Units”

Recommendation 3, as amended, includes two Key Actions found in Table 1 on page 5 of the November 13, 2020 final draft report, with amended language to both.

Key Actions:

- Key Action 1 as amended (friendly): “Request that the Office of Planning establish criteria for identifying ‘naturally occurring affordable housing and determine the amount of such naturally occurring affordable housing in an area. The Commission tasks the Standing Committee on Racial and Social Equity to study ways to implement this recommendation.”
- Key Action 2 as amended (friendly): Request that the Office of Planning establish protocols for how market-rate, naturally occurring affordable housing properties can be preserved and protected. The Commission tasks the Standing Committee on Racial and Social Equity to study ways to implement this recommendation.

Recommendation 3, as amended, that includes two Key Actions (as amended): *Advise the District to Preserve and Protect Affordability of Currently Affordable Rental Units*

Seconded by: _____

Vote: ___ Yes ___ No ___ Abstain (___ being a quorum)

Motion 4: I move that the Commission adopt Housing Work Group Recommendation 4 as amended (friendly):

“Advise the District to Encourage the Council to Update the District’s Rent Control Law”

Recommendation 4, as amended, includes one Key Action found in Table 1 on page 5 of the November 13, 2020 final draft report, with amended language.

Key Action:

- Key Action as amended (friendly): “The Commission tasks the Standing Committee on Racial and Social Equity to study proposals to extend the coverage of rent control in the context of addressing historic racism, including making the law permanent.”

Recommendation 4 that includes one Key Action, as amended (friendly): *Advise the District to Encourage the Council to Update the District’s Rent Control Law*

Seconded by: _____

Vote: ___ Yes ___ No ___ Abstain (___ being a quorum)

Motion 5: I move that the Commission adopt Housing Work Group Recommendation 5 as amended:

“Study the Feasibility and Appropriateness of Familiar Modest Home Choices – ‘Gentle Density’—Without Disrupting the Look and Feel of the Neighborhood”

Recommendation 5, as amended, includes one Key Action found in Table 1 on page 5 of the November 13, 2020 final draft report, with amended language.

Key Action:

- Key Action as amended (friendly): “The Commission tasks the Standing Committee on Racial and Social Equity to study and report to the Commission on the feasibility and appropriateness of Gentle Density, specifically, whether Gentle Density can be implemented so that it will satisfy three prerequisites:
 - (1) address community concerns about the impact on existing neighborhoods,
 - (2) create and use form-based codes, and
 - (3) achieve affordability and diversity goals”

Recommendation 5, as amended (friendly), that includes one Key Action, as amended (friendly): *“Study the Feasibility and Appropriateness of Familiar Modest Home Choices – ‘Gentle Density’—Without Disrupting the Look and Feel of the Neighborhood”*

Seconded by: _____

Vote: __ Yes __ No __ Abstain (__ being a quorum)

Motion 6: I move that the Commission adopt Housing Work Group Recommendation 6 as amended:

“Advise the District to Stimulate Use of Accessory Dwelling Units”

Recommendation 6, as amended, includes two Key Actions found in Table 1 on page 5 of the November 13, 2020 final draft report, with amended language to both.

Key Actions:

- Key Action 1 as amended (friendly): “The Commission tasks the Standing Committee on Racial and Social Equity to study available incentives and mechanisms by which the District can streamline the permitting, licensing, and zoning process for those who wish to build ADUs and expand the supply of affordable housing in the area;” and
- Key Action 2 as amended (friendly): “The Commission tasks the Standing Committee on Racial and Social Equity to study how granting subsidies or incentives can promote ADU development with enforceable commitments that the ADU will be rented or sold at affordable rates. Boston, Portland, and Los Angeles have been successful in stimulating ADUs with these fiscal tools.”

Recommendation 6 that includes two Key Actions, as amended (friendly): *Advise the District to Stimulate Use of Accessory Dwelling Units*

Seconded by: _____

Vote: ___ Yes ___ No ___ Abstain (___ being a quorum)

Motion 7: I move that the Commission adopt Housing Group Recommendation 7 as amended
“Advise the District to Support Vouchers to Increase Housing Diversity”

Recommendation 7 as amended, includes one Key Action found in Table 1 on page 5 of the November 13, 2020 final draft report, with amended language.

Key Action:

- Key Action as amended (friendly): “The Commission tasks the Standing Committee on Racial and Social Equity to study how to encourage landlords in Chevy Chase to accept more voucher tenants and to ensure their compliance with anti-discrimination laws, and to examine the extent to which vouchers are used in our area and what social and support services the District provides, if any, to ensure success.”

Recommendation 7 that includes one Key Action, as amended (friendly): *Support Vouchers to Increase Housing Diversity*

Seconded by: _____

Vote: ___ Yes ___ No ___ Abstain (___ being a quorum)