Land Use Committee Meeting

September 12, 2022

Via Zoom:

<https://us02web.zoom.us/j/85046066917?pwd=VTIvRGhhSG5naXlIRjlJYkVRNUNmQT09> Meeting ID: 850 4606 6917

Passcode: 968343

**Proposed AGENDA**

1. Call to Order 6:00 p.m.
   1. Attendees: Ianni, Rachel Finazzo-Doll, Jean Jansen, DeLisa Shearod, Brenda Anderson-Moser, Tong Thao, Molly Burns-Hansen
2. Presentation by Molly Burns-Hansen on Residential Transit Passes
   1. $14/pass – developer or landlord much purchase passes for each unit in the building minimum.
   2. Unlimited
   3. Could be purchased as a neighborhood by a neighborhood organization
   4. Goes to
   5. Ianni: could be a great thing to include on our scorecard, as this will have a lot more bang for buck than Evs.
   6. Councilmember Yang’s office is excited about this plan
   7. Most connections have come through renters so far, who connect Molly to their landlords/property managers
   8. David: PMSI is one of the major landlords in our area, and lots of their residents are low income and car dependent
   9. Brenda: Sounds like a great program
   10. Ask: Push for developers to have this as a requirement as it is both a transportation, environment, and economic justice issue.
       1. Make sure developers know about this program! A lot of them are surprised they don’t know about it!
       2. Put it on the scorecard both in equity (racial & income) and in environment/addressing climate change
   11. Brenda: Mobile home parks – could this be extended out to them? There are a few near me.
       1. Molly will forward to their contact at metro transit because this is an intriguing and exciting idea
   12. Ianni: are they allowed to have smaller parking lots?
       1. Molly: Yes, this allows for a cut of required parking spaces and that is a huge money saving measure.
   13. Program also applicable to condos!
3. Equitable Development Scorecard
   1. What does our experience interviewing developers tell us about what questions should be included?
      1. Out of the two experiences we’ve had over the last months, what were themes we heard amongst ourselves?
      2. Brenda:
         1. How many units?
         2. How many parking spaces per unit?
         3. Joan B.: How is the building built, do they take into account noise level and glass insulation?
            1. Also landscaping, sidewalks, paths,
         4. Affordability: Percentage of units at what affordability level?
      3. DeLisa: Senior housing: is this neighborhood safe for senior housing? Mixing and mingling them might not be good since seniors can be vulnerable. If you do senior housing it should just be for seniors.
      4. Ianni:
         1. Economics: Local workforce
      5. Jean Jansen: Fits with the appearance of the neighborhood
      6. Brenda: Onsite daycare – econ justice issue
      7. Joan: Amenities the neighborhood needs: coffee shop, grocery store, places for the neighbors to get to know one another (public spaces)
      8. Safety measures: cameras, secure doors,
   2. Economic Justice component of the scorecard:
      1. Security measures
      2. Fulfills needs of neighborhood
      3. Affordability/level of affordability
      4. How will local entrepreneurs be attracted to non-residential spaces
      5. Will you take measures to prioritize former residents who’ve been displaced on waitlists
      6. Will there be measures to ensure permanent affordability like land trust partnership
      7. If some units are affordable how long will they be affordable? Have you taken measures to ensure permanent affordability? For instance, you considered a partnership with Rondo CLT to ensure permanent affordability?
      8. Will quality of housing be equivalent regardless of subsidy or affordability considerations?
      9. Environmentally sound build
      10. Union Park EDS: Brenda: What steps are in place to stabilize rent? What legal assurances are there to keep rent affordable and how long? Speak in terms of AMI and legal covenants.
          1. <https://www.unionparkdc.org/equitable-development>
      11. Ianni: Community Benefit Agreement: they make an agreement to do certain things i.e. percentage affordable, transit pass, local union labor – and push to require an agreement with the community enforcing these things.
   3. Hafner Site RFP is out. It’s time to get a draft of the scorecard up and running!
4. Rent Stabilization carveouts
   1. Ianni: DC should write letter protecting ordinance as it was passed before 22-37 is passed
   2. Ianni: Uniform lease agreement for city – a nod to this would make sense if we send a letter of support
      1. DeLisa seconds the motion
      2. Tong in support
      3. Brenda: I’m iffy because it seems poltical, but I’m generally in support
         1. Rachel: I think this letter is easier because it’s not doing get out the vote work, but asking the city to keep a current ordinance
         2. Ianni: neighbors are squeezed financially. This is in supprot of the community
      4. Joan: I support sending a letter in support of the ordinance as passed. We need to care for our community
      5. Jean: I support sending the letter
      6. Passed 5 yes, 1 abstention, 1 yes with reservations
   3. David: This will have to go to big board
5. In person session to facilitate honing the scorecard? Rachel: In a month or two or three after board elections
6. Adjourn