

**REPORT OF THE  
ECONOMIC DEVELOPMENT AND ZONING COMMITTEE OF ANC 6A  
April 25, 2006**

Present: Commissioners Raphael Marshall and Cody Rice; Resident Members Virginia Gaddis, Rich Luna, Drew Ronneberg, Vanessa Ruffin-Colbert, and Linda Whitted.

Commissioner Rice chaired the meeting.

**Home Again Initiative on 1200 Block of Wylie Street NE**

The committee discussed a new plan by the Office of the Deputy Mayor for Planning and Economic Development to put 1215, 1216, and 1217 Wylie Street NE in a bundle of properties to be developed through the Home Again Initiative. These properties were the subject of previous ANC communication in May 2005 related to reports of poor performance by the previously selected developer.

According to the program website, the Home Again Initiative “transforms vacant and abandoned residential properties into single-family homeownership opportunities for residents.” Home Again focuses on neighborhoods with high concentrations of vacant and abandoned residential property such as Near Northeast and Rosedale in our ANC. Once Home Again acquires vacant and abandoned properties, they are bundled according to their location and economic potential. Pre-qualified developers bid to purchase and renovate the bundle. Home Again selects a developer based on several factors including the quality of the proposed rehabilitation and the unit sale prices. The selected developer has one year from the time of closing on the bundle to complete the rehabilitation. Title is not transferred until all required permits have been obtained, and the DC government retains a right to take back a property for non-performance. After settlement, all liability rests with the developer. Once completed, the properties are sold by the developer to qualified homebuyers. A goal of Home Again is that 30% of all properties be sold to homebuyers who earn less than 60% of the Area Median Income (AMI).

The Wylie Street Neighbors have circulated a petition asking for certain development conditions on the Home Again properties on Wylie Street. This petition asks for the following:

1. Party walls shall be built of brick or fire-rated non-combustible materials.
2. No basements shall be constructed or allowed as part of a building’s design.
3. No curb cuts or driveways for entrance onto property from the street.
4. The original footprint of the former structure shall be maintained.
5. All façades shall be designed in alignment and character to match the existing structures and materials (brick) on Wylie Street NE.
6. Third stories allowed as a matter of right will require design review for approval by stakeholders (the ANC and affected neighbors).
7. No blocking of the alley shall occur between the hours of 7 PM to 7 AM the following day for construction/deliveries.

8. Contact information shall be exchanged and kept current between the stakeholders and developers.

The committee agreed that these are reasonable conditions, and would be necessary to ensure that development on Wylie Street (which is not in an existing historic district) conforms with the character of existing historic-era housing. The committee also discussed the need to formulate a “Plan B” in case the Home Again Initiative is once again unsuccessful in redeveloping the Wylie Street properties.

**Recommendation:** That the ANC send a letter to Home Again endorsing the development conditions proposed by the Wylie Street Neighbors for 1215, 1216, and 1217 Wylie Street NE.

### **RLA Revitalization Corp: Draft Request for Proposals for 1113-1117 H Street NE**

The committee discussed a draft Request for Proposals (RFP) from the RLA Revitalization Corporation (RLARC) for 1113-1117 H Street NE. The subject site is a vacant lot of approximately 5,500 square feet on the south side of H Street, NE in the 1100 block.

The RFP will request submission of matter-of-right development proposals. RLARC will encourage submissions that provide strong affordable housing components, mixed-use retail/residential uses, and/or neighborhood-based destination retail. In addition, the RFP emphasizes Local, Small, or Disadvantaged Business Enterprise (LSDBE) participation with a goal of 50% or more LSDBE equity participation. The RFP also seeks high quality architecture and urban design. Proposals that contribute to an active and vibrant streetscape and pedestrian environment will be evaluated favorably.

RLARC may create a “short list” from submitted bids. Part of the selection process is a community input meeting that would occur between announcement of a short list and announcement of award. This would be the primary method of community input on submitted proposals.

The committee noted that the draft RFP identifies the zoning for the subject site as C-2-A without mention of requirements and incentives in the new H Street Zoning Overlay. Although there is mention of urban design as a selection criteria, there is no reference to the H Street NE Strategic Development Plan or Design Guidelines.

**Recommendation:** That the ANC recommend that RLARC revise the draft RFP to include information for developers on the H Street Zoning Overlay, the H Street NE Strategic Development Plan and Design Guidelines. The committee also recommends that the ANC reference previous support for provision of affordable housing on H Street NE.