



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



May 18, 2005

Stanley Jackson, Deputy Mayor
Office of the Deputy Mayor for Planning & Economic Development
Executive Office of the Mayor
John A. Wilson Building
1350 Pennsylvania Avenue NW, Suite 317
Washington, DC 20004

Re: Recommendations for the Home Again Initiative and Wylie St NE Projects

Dear Mr. Jackson,

On May 12, 2005, ANC 6A voted unanimously to send this letter with recommendations regarding the Home Again Initiative and specific projects on Wylie Street NE.

While the goals of the Home Again Initiative are commendable, the ANC is concerned about the lack of notice provided by the Home Again Initiative and provisions for oversight of developers. No official notice is provided to ANCs when a property is acquired, bundled, or assigned to a developer. Furthermore, the Home Again Initiative does not provide any guidance to developers about informing residents or obtaining their support for Home Again projects (*e.g.*, the proposed pre-fabricated housing with excavation for basements at 1215, 1216, and 1217 Wylie Street NE).

To address these concerns, following are the recommendations of ANC 6A:

For the Home Again Initiative

- 1) The Home Again Initiative should, at a minimum, notify the ANC, SMD, and Ward Councilmember when a property is assigned to a bundle and then again when the bundle is allocated to a developer.
- 2) The Home Again Initiative should create public involvement guidelines for developers. Even matter-of-right projects can proceed much more smoothly if residents are informed early, hopefully in a meeting or series of meetings organized by an ANC Commissioner. Office of Planning should help with these community involvement and notification guidelines.
- 3) As required by regulation, all Home Again projects should be required to submit a complete set of building plans. A set of these plans should be maintained by DMPED as a documented history of the renovation and to allow review for accuracy and soundness of design.
- 4) The Home Again Initiative should clarify its policy with respect to affordable housing. ANC 6A is a proponent of affordable housing and has previously expressed a preference that affordable housing be allocated to residents across the range of low incomes.



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For MOTIR projects on Wylie St NE

- 1) MOTIR should post all permits immediately at 1209 Wylie Street NE so that neighbors know if the work they see happening there is permitted. No other property should be released to MOTIR pending satisfactory resolution of issues with 1209 Wylie Street NE.
- 2) On the projects that involve excavation and party walls (1215, 1216, and 1217 Wylie Street NE), MOTIR should have been in contact with the adjacent property owners before submitting permit applications. DCRA should not issue any permits for these addresses until there is an indication in the application file that this has happened.
- 3) The Home Again Initiative needs to inform MOTIR of their responsibilities with respect to adjacent property owners. No title should be surrendered until Home Again has confirmation that adjacent neighbors have been consulted.
- 4) No building or site should ever be left unsupervised and unsecured. When the work day ends, the buildings must be secured or monitored for safety.
- 5) MOTIR needs to propose a plan for community involvement with full plans, documentation, and meeting schedule before DCRA issues permits for the vacant lots. (The developer needs to be more proactive in meeting with residents to discuss the plans for 4 lots on one block, which is a substantial amount of activity even if matter-of-right.)

The courtesy of a response to this letter prior to our next ANC meeting on June 9, 2005 would be greatly appreciated. If you have questions or require clarification, please contact either Commissioner Robyn Holden at 398-5290 or Commissioner Cody Rice at 544-3734.

Respectfully yours,

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A

cc: Councilmember Sharon Ambrose
Councilmember Jim Graham
Dr. Patrick J. Canavan, Director DCRA



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May 18, 2005

Dr. Patrick J. Canavan, Director
Department of Consumer and Regulatory Affairs
941 North Capitol Street, NE, Room 2200
Washington, DC 20002

Re: Recommendation for Ward Liaisons

Dear Dr. Canavan,

On May 12, 2005, ANC 6A voted unanimously to send this letter recommending that DCRA establish Ward liaisons.

ANC 6A recommends that DCRA create Ward liaisons similar to those employed by the District Department of Transportation and the Office of Planning. These Ward liaisons would answer questions and respond to inquiries on building permits, certificates of occupancy, abatement of nuisance property, and other issues under the jurisdiction of DCRA.

While we appreciate the efforts of DCRA staff such as Mr. Joseph McCarley, we feel that the DCRA's scope of responsibility and the number of issues that regularly emerge in our ANC and Ward would justify the creation of multiple staff positions with Ward-specific responsibilities and accountability.

If you have any questions or need further information about this recommendation, please contact Commissioner Cody Rice, Chair of ANC 6A's Economic Development and Zoning Committee at 544-3734.

Respectfully yours,

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A

cc: Councilmember Jim Graham
Councilmember Sharon Ambrose