ECKINGTON CIVIC ASSOCIATION MEETING

CARING FOR THE COMMUNITY WE LIVE IN

MEETING MINUTES - MONDAY, APRIL 3, 2017

PRESIDENT'S AND COMMITTEE REPORTS

VERNON OPENS MEETING

COUNCILMEMBER MCDUFFIE - TALK ABOUT SHORT-TERM RENTAL ACT

- Overview of the act: Cost of housing in DC has gone up a lot in the last few years. For the most part, residents' income has not kept pace with housing.
- This bill does not suggest that Air BnB is the cause of high cost of housing in DC, because it's not by itself. But I want to point out that there is a housing crisis, so we have to look at things like short term rental platforms and their impact. If any of you want to rent out your house on a short term platform, you have to go down to DCRA and figure out what you want to do. Part of bill is to clarify that process right now, it's convoluted. Right now, there are a number of endorsements you need.
- o Right now, you need a basic business license. You also have to figure out if you need a hotel/motel/boarding house/something. We want to streamline that process, and give the government and DCRA specifically the tool to go after bad actors. You've probably read stories 21 unit building in Columbia Heights, was rent-controlled, the entire building was being listed on short-term rental site. More recently, several units in Adams Morgan rent-control building. It's supply and demand every unit that's taken off the housing market and listed on short-term rental has impact on housing supply and costs.
- Ocommercials put out there saying that Councilmember McDuffie is going after black single mothers who are trying to make ends meet by renting out their extra rooms. If you know my record, you know that's not true I've put forth a number of bills on affordable housing. We want people to be able to afford to move here, and we want people who have been here for a while to be able to afford to stay here.
- O This bill looks at existing regulatory regime, clarify process, and create designation specifically for short-term rentals, and make it possible to go after bad actors.
- Would only allow person to rent out for short-term rental if it's their primary residence would allow for renting out basement or renting out a room. If you're there, you can rent it out 365 days/year. For folks who leave and want to rent out their entire home, 15 day cap. I realize that may be limiting people leave their home for a host of reasons (e.g., on sabbatical, in military) how do we accommodate those people who are gone longer.
- o There will be a hearing on April 26th
- 15 day cap may be increased what that number is, still trying to figure out what it should be.
- o I wanted to come, provide you with information, and see what questions you have.
- Questions

- Vernon A lot of cities throughout the country are doing with this, have you looked at what they're doing?
 - Yes several ideas came from places that are already doing this (e.g., New York, Arlington).
 - Also talked w/ Hotel lobby, hotel worker unions, Air BnB,
 - Health, safety issues associated w/ this are serious too. Hotels are inspected currently no such laws for Air BnB.
- I went through process of getting basic business license to rent out rooms pretty stringent. I understand why those are in place. Would it be the same type of restrictions that are in place for single family home rentals?
 - Creates a specific set of regulations for short-term rentals. There are a number of different layers. Also a Certificate of Occupancy layer (zoning side) as well need to make sure where you're renting out is in compliance w/ zoning laws. This bill isn't designed to and can't change zoning laws that are on the books. I want to streamline process so the next person who wants to list property on short-term rental platform knows what they have to do.
 - I think there's a way for Air BnB, other platforms, to inform people who want to engage in this activity. Look at different jurisdictions' process they outline on DC, just a blurb saying that you promise to comply w/ DC laws. Other jurisdiction, much clearer process outlined on website for anyone interested in engaging.
- Commissioner Powell I have several concerns. I do Air BnB, and I have a 3br, 3bathroom apartment, renting out full time, so your bill would shut that down it's a separate apartment. I wasn't sure, at least the last version I saw, the distinction with 2 family flats (e.g., lives in top part, rents out basement that is separate unit
 - Permits that to happen if it's the same building
 - Comm Powell type of people I'm renting out to are usually families, or people coming in for conventions, these are folks who could not otherwise afford to stay in DC
 - o How do you know that?
 - I talk to them
 - O How much do you rent that out for?
 - 200-\$250/night
 - o You're saying they couldn't find a hotel room?
 - We're talking 6-8 people. Its 3 rooms, often families with lots of small children. There's always winners and losers, and I hope that the council considers that we're losing people who would come to the city.
 - Councilmember McDuffie I would argue that there are spaces that people can rent out people have been coming to DC since before Air BnB was around. Before that, people were figuring out how to visit. I don't think Air BnB has been a panacea to accommodate larger families. If people are in larger buildings with multiple units, they still may be able to accommodate larger families. We don't want to stop Air BnB, but we do want to address affordable housing.

- Councilmember McDuffie This isn't just about affordable housing. There's a shortage of market housing too.
 - Comm Powell Given how much Air BnB is growing, it must be filling some need. I hope that you are aware that there will be impacts, and potentially lost business. I don't think you can pass a bill like this that shuts folks down without having some impact.
- Councilmember McDuffie We do have to take that into consideration, that there will be some impact.
- Q Thanks for coming. I don't own an Air BnB, and I think we can agree that affordable housing is a big problem in DC. I guess the example you cited about the 21 units in Columbia Heights that were affordable housing, that's important and it shouldn't happen, and I thought it was already illegal and it's more a matter of enforcement. My question is, in the grand scope of things, what are the economic impacts of Air BnB operating as is and if your bill is passed.
 - Councilmember: There's some information out there. Air BnB says they've contributed 13-14 million to the economy. And for the building you addressed, it is illegal, the issue is more that DCRA doesn't have the tools to identify and enforce it. Also puts Air BnB on the hook as well. Essentially you check a box saying you will comply with local laws. I think they should have some accountability, but also the people who are making a lot of money should have some accountability. There's a host of things we're doing that don't currently exist. We don't want to stop folks from sharing their home, but people are engaging in commercial activity that affects their economy as well. We've also gotten a lot of calls from people about homes listed that Air BnB, used as party homes
 - Sargent also a public safety concern, there's been some houses where there've been big parties and there's no regulation.
- Q Will you be doing my main question was about the economic impact of this and how it will affect the affordable housing situation. As you said, there's a lot of reasons that affordable housing are such as big problem in DC. I haven't really followed the issue until you introduced the bill, but it seems like it would have a relatively minor impact on affordable housing. I think some parts of the bill are really important but...
- Councilmember: I think it will have a ripple impact. A lot of people have rooms or basement units or other homes, they would be on the rental market but instead people are listing on Air BnB. The examples I use, some people may say it's a minor impact, but it matters if you have buildings that are rent-controlled are on the market for rent.
- Q One thing we're going to talk about later is the update to the comprehensive plan, and I'm interested in your thoughts on that. You make the point that the more housing we have, the more affordable it is.
 - Councilmember: That's a great point. Just this morning met w/ director of office of planning. We need balance some people move to a city because it's a city, others move for a whole host of reasons, don't want a lot of building in their neighborhood. First we want to make sure the comprehensive plan is open and transparent, which is why we're going through this amendment process. With respect to creating more units of housing, how do we approach

in a way that's thoughtful and considerate while preserving the integrity of our neighborhood and still meeting the need? I think a thoughtful way to approach that is to look at areas where we want to see more density and make sure our comprehensive plan reflects that – like around metro centers. More infill to provide amenities people want.

- Comm Pinkney wanted to add something to my knowledge, if you own a home in the city and you do not live in it and you rent it, you had to receive an occupancy permit, license, and everything. That has always been the law. If you don't live in it, you have to have a basic business license – a lot of people don't do it, but that has been the law.
 - A lot of people don't do it some is intentional, some is unintentional. We don't want to catch them up we want them to be in compliance, we want them to know how to be in compliance.
- Q Could you explain how you came up with 15 days?
 - That's something that I think should be adjusted up it's more restrictive than I'd realized, so we plan to adjust that. We'd thought of it as people leaving for vacation, but people leave for many reasons. New Orleans did 90 days, Arlington did a lot more.
- Q Related to affordable housing and long-term residents, is there any incentive that could be offered if you have your house paid off and you've lived here for 30 years, an incentive for purchasing another home in DC, what to do with that money so the money and resident don't leave in DC?
 - We've looked at things for seniors specifically. There's some programs we were looking for relieving property taxes for seniors who have reached a certain age and lived in DC for a period of time.
- Q I'm sure there was some pushback from hotel agencies, lobbying I can't speak for everyone, but there were some people who were renting rooms for survival.
 Property taxes have gone up, so it may be survival.
 - Councilmember: I understand that. There was a radio ad she said I was targeting people like her. I looked into what she was doing she lived in her home while renting rooms out, she'd be covered by this law it would codify what they're doing.
 - Q But they'd have to follow certain codes, which they may not be able to.
 - Councilmember: But we want them to follow the codes. But we do try to do other things to address those property tax concerns.
- Q What was the impetus for the Air BnB act the need for more affordable housing?
 - We talked about the need for more housing in general, the need for more
 affordable housing. People were saying it was because of the hotel lobby I
 talked to the hotel lobby but also lots of others, including residents who didn't
 like that homes in their neighborhoods
- Q If enforcement is already an issue, what's going to be different?
 - This helps enforcement b/c it puts certain things on the books that aren't currently if someone has their home listed on a short term rental site, it's hard to know. This bill would require the short-term rental platforms to certify that the platform received a license for the short-term rental.

- Q This is going to be a tough uphill battle with the rental sites, so good luck with them.
- Councilmember we have people staying in homes that haven't been inspected. We want to make this process clear to all.
- Q What would be more helpful is more data. I know Air BnB isn't great about sharing data. I support what you're doing as long as you're allowing people to rent out space in their homes. I agree that you're going to see more commercial operators getting into this. But I think it would be helpful for constituents to understand the scale of the issue if there's more data.
 - Suggestion everyone heard about the 21 units, but what else? How else is it hurting the community besides parties?
 - Q How come they don't have to report it?
 - No law currently requires it. We'd require the license, and they'd have to report on it. We want to leave some room for the agency to write regs. They'll be testifying to the challenges they've had in enforcement.
 - Q As for data, I'd be interested in seeing what the economic impact of your bill and current status quo there would be. If there's no permits, I support for that to happen. I'm more curious about, in the level of priority, how big of an impact will this have on affordable housing.
 - Councilmember even if the impact is minimal, do you not think this is worth doing?
 - Q On data point I tried to break down what statistics would make an impact. Even if you're putting me out of business, you could get me to support this bill if you could show me there's a significant impact. How many people rent more than 1 unit, how many people rent for more than X days? Can get this through "AirDnA or WebDnA" data are there, and I'll help you parse it. I'm not convinced that there's that many bad commercial actors I'm not sure it's the "hundreds" on our fact sheet.
 - o But Commercial operators are people who have more than one home.
 - O Discussion of 6,000 units need to look at number of days it's occupied. Just because it's listed on Air BnB sometimes doesn't mean that otherwise it would be on the rental market.
 - Councilmember one of the ways we get hard numbers is by putting in place a law that gets hard numbers.
 - Comm Powell We should get hard numbers, and then talk about it.
 Before we legislate solutions, having the data to grow off of would be helpful.
 - Councilmember: It's a reasonable point. One of the ways we get the information you're talking about without the cooperation of the business is through this process and the hearings.

SAFETY UPDATE - SARGENT MACOMAC

- 71% decrease robberies
- 100% decrease burglaries, motor theft (30 days this year, to same 30 days last year

- 31% decrease violent crime
- 19% decrease property crime
- Slight uptick motor vehicles. Everything taken from vehicles was taken in plain view everything was left in car. Only 14% uptick.
- Since last meeting, 44 arrests in area. Notable 1700 block Lincoln Rd, see people out there drinking from open containers; officers approached area, noticed subjects drinking, one was found in possession of handgun, he was arrested.
- Before holidays shooting at school here, detectives made a closure in that case, person was arrested.
- Introduce Captain Williams met many of you at previous meetings. I'm the new sector captain for PSA 501 & 502 covers Hanover area and here (502). Sector captain since January.

VERNON HAS EVERYONE DO INTRODUCTIONS

ADAM DUFFY - EVENTS

• Fundraiser & Happy Hour – April 13th – Bring a toy to get a discount at Pub & the People. There's a list of suggested donation items (e.g., gift cards to Amazon – you can get them at local grocery stores)

VERNON UPDATES

- Thank you to the beautification committee for cleanup
- NoMa parks April 13th at 6:30 have a community conversation around NoMa parks, will share final plans for park at 3rd & L st NE believe it will be a dog park. Attend after the happy hour.
- April 24th, 6:30, will have meeting to talk about park at Harry Thomas Way & R St "NoMa Park" at Hilton garden inn
- Harry Thomas Rec is losing the volunteer handling the garden if anyone is interested in volunteering, contact Cleopatra Jones at fhtcsc@yahoo.com
- Also losing person in charge of composting program if you're interested in volunteering, contact Vernon

WARD 5 HAPPY HOUR - MENOMALE

ELECTED OFFICIALS REPORTS

HAKIM ROGERS - MAYOR'S OFFICE

- Remember to change your smoke detector batteries we had a few incidents in the ward with fires. Luckily, no fatalities. But there's been a few fires in this neighborhood. Please, change your smoke detectors' batteries.
- Emancipation Day is this Saturday at Freedom Plaza right across from the Wilson Building there will be a parade at 1pm, feel free to come down. There will be live entertainment, fireworks, Mayor Bowser will be there, bands from local high schools. Wilson Building 1350 Pennsylvania Ave.

- April 20th job fair at UDC Van Ness Campus sponsored by DCHR. Job Fair will last from 10am 3pm, everyone, if you want to attend, you must sign up by April 17th at 3pm DCHR website you'll see signup information. If you know any youth around age 18, that would be a perfect opportunity for them. Other UDC campus (near Fort Totten) has a job training center with computer access, resume training, mock interviews on a walkin basis.
- Private security camera program free camera up to \$500, have to be outdoor and be registered to MPD so they could call you if something happens, ask for access to footage (can't force you). Shares several examples of where cameras have solved crimes in Eckington.
- Missing Children in DC issue that we take seriously in the Mayor's office. A lot of
 news reports have come out in regard to these incidents. We want to give some facts
 around the conversation.
 - Each year since 2014, Missing Persons in DC has gone down. 2014 Around 2,000 missing children. Out of those cases, 95% of children have been found.
 - O MPD realized that information about missing kids needed to get out faster. Starting in January 2017, any time a "critical person" was missing (child, elderly person, or person w/ disability) that person is immediately put on website. Intends to get information out to the public faster. If you're signed up for alerts, you'll get to phone or email address. You'll also get alerts when they're found. What the mayor did was, there was a town hall in Ward 8, heard the community feedback, and came up with 6 initiatives.
 - Increase the # of MPD assigned to children & family services division
 - Expansion of MPD missing persons webpage and social media webpage to include case catalog w/ more information
 - Office of victim grants & services are leading work groups inside DC schools, educating them on options they have besides running away, creating a safe space to talk about issues.
 - PSA announcements to support public information about missing youth
 - Evaluation & reconnection resources when kid is found, have social worker talk to kid to find out why they ran away, what the issue was there.
 - Mayor Bowser will be presenting budget to council for FY 18. Not at liberty to discuss the budget, but there are some things I can elaborate on at the next meeting. Entire budget will be online by noon tomorrow.
- Q Really glad you're taking the missing teens seriously. Would be awesome if you could add youth homelessness prevention and safe places. There's great places in DC that provide safe havens to kids in DC that are fleeing something.
 - Mayor's goal is to end homelessness, and to shut down DC general to provide better circumstances for people who are experiencing homelessness. Tomorrow, zoning board will decide on 3 shelters, including Ward 5 (1700 Rhode Island Ave).
- Vernon expresses his thanks for the Mayor's office taking seriously the issue of missing persons, especially since our neighborhood has had at least one missing teen.

- Half of North Capitol (NW side Florida Ave to Hawaii Ave) will receive new curbs, will be doing construction. At that time, 2 lanes open, one in each direction. They will be out there between 9:30am-3:30am. On Saturday, 7am 7pm. After they finish that side, will do NE side, with just 2 lanes open.
- Harry Thomas Rec center met w/ Dept. of Parks and Rec last week they proposed a bike share in the green space in front of Harry Thomas. When we met last week, I convinced them that was not a good spot for a bike share, will move further down Lincoln rd. right beside gate w/ driveway where the landscapers come and go to the side of the gate, makes it easier b/c curb is not there. North of the park.
- 72 FL Avenue old Glass Building the building is going to be a storage space; this will be done by right. The space is a really odd shape, and it is going to be a storage space. The developer wanted to do apartments but that wouldn't work out b/c of the angle of land, and b/c XM has huge condensers on top of their building that are awfully noisy. They will come to us just to tell us what they're going to do.
- Harmony Public Charter School have applied to public charter board to add Pk3 and Pk4 to Harmony this coming year, so if you want to comment on that or go down when they have the hearing, the hearing is the 22nd of May.
- Eckington might be the home of the Dept. of Labor. Went to another meeting last week, met with GSA, and we talked about the site. It's not a guarantee. There will be an environmental impact study for each site. After that's done, we will know.
- Virtual circle and what happens there will be tied to what happens to that space large vacant lot on NY Ave between NY Ave & 1st st, across from Hyatt. Whichever space is chosen, the Dept of Labor will exchange spaces. The owner of this lot will receive the Dept of Labor building & Land. I talked to them, and they want to come to a meeting to tell us about it.
- Rodent Abatement will start in April, every block will be covered.
- Block meetings will start in May. You'll get a flier in your door for block meetings and rodent abatement.
- Eckington Beautification Day the ANC discussed Beautification Day. Each ANC receives \$1500 in their account for the community to do beautification. The problem has been, over the last 2-3 years, whatever we plant has to be in a public space. If the ECA decides they want to be involved in this, we would have to know who is coming to pick up the plants, their address, because I would check that the plants go where they are supposed to. If you want to do it, I would make the fund available to you. April 22nd.
 - O Vernon will check w/ beautification committee.
- Don't forget meeting tomorrow night Virtual Circle "Dave Thomas Circle"
- Q Department of labor I think we could start to think about whether we want to start to pursue or object. Typically government buildings are designed in a certain way. Is that something we want in the neighborhood? More or less than a vacant lot, or something else that may come there?
 - First step is environmental impact study they will pull in every employee. But keep in mind, they won't live in the neighborhood – they will come here to work, and then will go home.

- The folks who are building on the North Side of NoMa Park, one of the issues that was discussed was R st and that's where their trucks will drive in and out, they have submitted their request to DDOT for a curb cut. They're requesting to cut the curb on R st where they're going to be driving their trucks in and out. When they presented, I heard agreement their loading dock had to be on R st, but wanted to do a gut check. What they're requesting here is just to do the curb cut, because they're going to have to rely on that going forward for building design. If we really don't think building doc should be on R st (alternative is on Harry Thomas Way), we should weigh in on process.
 - o There's also the larger question of trucks, traffic, etc. Trying to figure out where to weigh in now through curb cut, and larger planning and development process.
- Air BnB several ANCs have passed bills on Air BnB. Obviously I'm impacted by this, but there's my personal opinion and the community's opinion. Please email me or come up to me after the meeting, let me know how you feel about it. Some ANCs are pursuing resolutions most are against. If ANC 5E is going to pass a resolution, would have to be this month.
 - Most resolutions have said yes, we need some regulatory framework, but not sure this is the right framework.

ECA PRESIDENT VERNON PRESTON

- will send around a questionnaire on Foulger Pratt CBA
- May 6 Clothing Swap gently worn clothing, you can swap with others, and anything left over will be donated to So Others May eat. 11am 2pm.

SHELLEY - PLANNING & DEVELOPMENT COMMITTEE

- DC Fair Elections Act bill that would establish public financing system for candidates
 - Introduced earlier this month sponsored by David Grosso and cosponsored by others; ECA had voted in support
 - o Thursday discussion at AU about public financing and this bill
- Dave Thomas Circle hearing tomorrow have been talking to project lead tomorrow. Will be unveiling plans tomorrow, unclear what the public hearing & comment process will be, but will try to get them to the next ECA meeting to get people's feedback.
- Anyone who is interested in joining development committee find me after the meeting. Have lots of exciting plans in the works regular updates to community about development in Eckington, continue to work to address transportation issues, and working to organize events to educate residents about some of the different services that the city homeowners provide in Eckington.

AMENDING THE COMPREHENSIVE PLAN

COMMISSIONER HANNAH POWELL AND MIKE AIELLO

- Sharing flier overview of comprehensive plan.
- Some folks volunteered to take a first pass to look at what's in the comprehensive plan, potentially propose amendments for comprehensive plan.

- Mike Aiello: 1 map shows high-level uses and 1 map that shows areas of potential change and how that gets guided. This is our opportunity to change the map.
- Current plan is 10 years old. Identified a few areas that could be ripe for adjustment. Homework for the ECA is to think about it, hopefully we can come together at the next meeting, hopefully vote on something, get ECA's weight behind what we want changed.
- What we're thinking of are:
 - o Industrial area along MBT what do we want to do with that?
 - A buffer between residential and industrial area? How do we want to treat that?
 What do we want to do with that? Ward 5 industrial study has some suggestions for buffer
 - 5th st links between MBT and community 5th st seems natural connection.
 Right now industrial on both sides, but it's zoned as industrial and residential.
 Does that change?
 - North Capitol around here there's a few shops it's planned as retail enhancement area – is that ok as it is? Do we want to modify that? Do we change density? Boundaries?
 - On south side, fed ex is pure industrial does that get changed?
 - The triangle between FL & NY and north Capitol were talking about Dept of Labor, and 72 Florida
- Will send around points, and will post maps. If we want anything to change, what do we want to change it to?
- Hannah Powell: More colorful map if you think about Eckington Yards and Foulger Pratt development, were originally zoned purple (industrial), they were bought up by developers who petitioned to have space changed from light industrial to residential. There will be a lot of pressure on all that purple area to become housing. When you're looking at underdeveloped space that could be used for higher-density housing, this is where people are talking about. Do we want to preserve industrial space- tends to yield blue collar jobs? Do we want streets to be pedestrian-friendly? Do we want neighborhood to have more retail? If you had to pick your top 3 priorities for next 20 years of development, what are they? If we don't weigh in, things will change regardless and we won't have as strong a voice.
- Q Is input just going to be electronic? This may warrant better in-person discussion.
 - This grew out of Comm Powell's SMD meeting. The idea was to raise the issue here, then have office of planning at next meeting, then vote on some recommendations and have those goo to ANC.
- Q What's the timing on all of this?
 - Submissions are due to Office of Planning at end of May. Anyone in city can make a submission – did advise us that group that makes submission would weigh more, so hoping that ECA & ANC will back recommendations. By early May, want to have formal ideas that we could vote on. Maybe have separate meeting before May ECA meeting.
- Comm Pinkney while you were looking at industrial land and considering changing it to residential, you have to consider traffic. The city will complete another census in 2020. At that time they also redistrict ANCs, so right now, I can picture all of the people that will live between Eckington Place & Harry Thomas Way, FL Ave & R st this will be all new construction. There may be 3 new ANC commissioners over there it may be 6k

- people living over there. You can imagine all of this that's already started, and ten you change industrial land over to residential. Everyone's complaining about McMillan and how traffic will kill us what will all the traffic at our end do/
- Q Be careful a lot of what we call industrial is really parking lots, so it already creates a lot of traffic trucks, buses, etc. We should be nuanced when we talk about industrial some may be blue collar jobs, some may be parking lots or storage facilities. Not all super high-value some is, some isn't.
- Q Isn't it also possible to force developers think of transportation options available now when buildings are being built, to promote other transportation options to incentive people to not own a car?
 - Comm Pinkney Bike sharing and car sharing is good, but there's no fewer cars than there were 5 years ago
- Comm Powell this is good what we want is some vision statements (e.g., Eckington is a safe place for pedestrians). We want that formal language in the comprehensive plan; it gives us more influence over future developments. We don't need to go block by block, but do want to give some broader statements. If we put these statements in the comprehensive plan, we can point to them later.
- Vernon this is the type of dialog that's good to have, so when we have planning here, we can make these recommendations.
- Q I worked w/ Mike as well, we want feedback. We have some ideas, we'd like to engage.

RHODE ISLAND MAIN STREETS PRESENTATION

- Porch Fest April 15th free music, wonderful food, 200-300 people last year. 2pm-6pm. From the RIA metro station to 23rd St. we're looking for people with porches to host a musician.
- Annual meeting May 10th, 7-9pm, location TBD.

FEDERATION OF CITIZENS ASSOCIATIONS OF THE DISTRICT OF COLUMBIA

W. EARL WILLIAMS, PRESIDENT

• Was not able to attend

Upcoming Events

Thursday, April 13, 6-8pm - ECA Happy Hour at Pub and the People Saturday, May 6, 11am - 2pm - Clothing Swap at Summit Apartments

Follow us on Twitter @Eckingtoncivic | Email us at EckingtonCivic@gmail.com

Look us up on https://eckingtoncivicassociation.org/ $\big|$ Find us on Facebook: Eckington Civic Association