



Government of the District of Columbia Advisory Neighborhood Commission 1D

Support Dispossession of Portions of a Vacant Lot on Meridian Place NW

Introduced April 25, 2023

Advisory Neighborhood Commission 1D (ANC 1D or the Commission) notes the following:

- The Trinity African Methodist Episcopal Zion Church (Trinity), located at 3505 16th St NW, Washington, DC, 20010 is incorporated within the District of Columbia.
- Trinity has been a pillar of the Ward 1 community since its early inception in 1883.
- Trinity currently owns five vacant lots located on Meridian Streets NW between 14th and 16th Street NW (see addendum A: Map, lot numbers 558, 826, 827, 825, and 824).
- Many of these vacant lots have not been used by Trinity or the community in several years and have fallen into varying states of disrepair.
- Trinity desires to support the community in and around Mount Pleasant and Columbia Heights by selling these lots in pursuit of adding more affordable housing to the neighborhood.
- Trinity and Morningstar Community Development (Morningstar), have developed an agreement for sale and development of these lots to support affordable housing goals.
- A sixth lot, owned by the Oak Street Preservation, LLC, intersects the five Trinity-owned lots (see addendum A: Map, Partial Neighbor Lot).
- Oak Street Preservation, LLC is owned by District of Columbia Housing Authority, Affordable Housing Corporation of the District of Columbia and CIH Properties, Inc.
- To make 100% of the new housing development affordable, Morningstar would like to build on a portion of said sixth lot owned by Oak Street Preservation.
- If approved, Morningstar would pay the appraised value for a portion of the sixth lot and grant an easement to Oak Street Preservation to ensure that residents maintain current levels of parking.
- This proposal is consistent with the Future Land Use Map zoning designation.
- Prior to negotiating a purchase, the Board of Commissioners for the DC Housing Authority must authorize its Executive Director to enter into an agreement that will govern negotiations.

- A draft resolution ([23-15](#)) to support this agreement has been prepared by the Board of Commissioners but has not yet passed.
- In 2019, Mayor Muriel Bowser [committed](#) to investing in new housing opportunities with a goal of building 36,000 new housing units by 2025, of which 12,000 will be affordable to families earning below 80% of the median family income.
- Failure to execute the agreement will result in a lost opportunity to meet these affordable housing goals within the Mount Pleasant and Columbia Heights community.

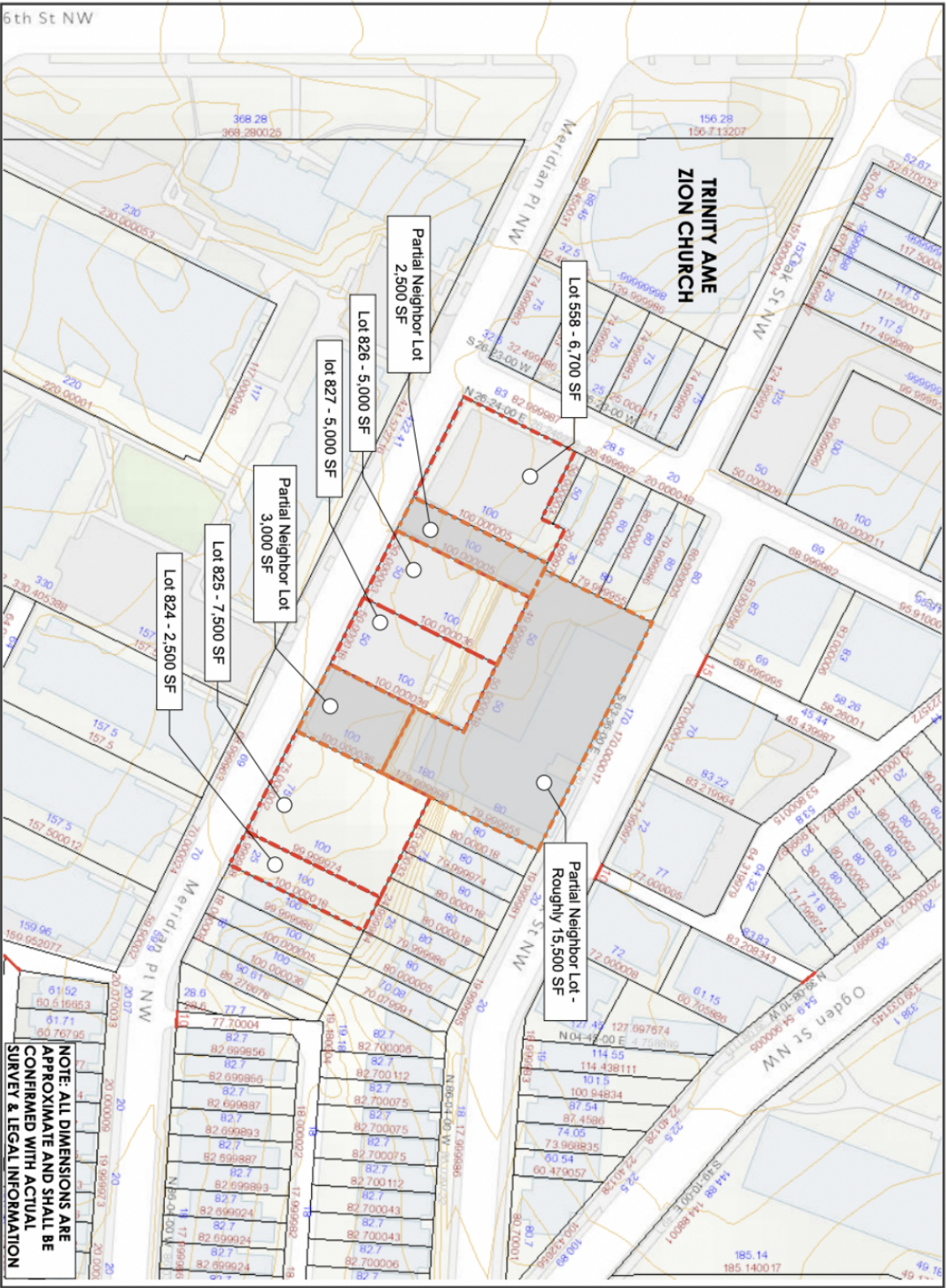
RESOLVED: That Advisory Neighborhood Commission 1D calls upon the Board of Commissioners for the District of Columbia Housing Authority to authorize execution of an agreement of a potential property dispossession by Oak Street Preservation, LLC to Morningstar Community Development.

FURTHER RESOLVED: That the Commission designates Commissioner and Chair Angela Allison, 1D06, to represent the Commission in all matters relating to this resolution.

FURTHER RESOLVED: That, in the event the designated representative Commissioner cannot carry out their representative duties for any reason, the Commission authorizes the Vice Chair to designate another Commissioner to represent the Commission in all matters relating to this resolution.

FURTHER RESOLVED: Consistent with DC Code, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

At a regularly scheduled and publicly noticed meeting held on April 25, 2023 Advisory Neighborhood Commission 1D considered the above resolution. With a quorum of 5 Commissioners present, the Commission voted with 5 yea's, 0 no's, and 0 abstentions to adopt the above resolution.



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