



Advisory Neighborhood Commission 2A

“Serving the Foggy Bottom and West End communities of Washington, D.C.”

November 15, 2017

Councilmember Anita Bonds
Chair, Committee on Housing and Neighborhood Revitalization
Council of the District of Columbia
1350 Pennsylvania Avenue NW, Suite 404
Washington, DC 20004
abonds@dccouncil.us

RE: DC Council Bill B22-0289 – the “Office to Affordable Housing Task Force Establishment Act of 2017”

Dear Councilmember Bonds,

At its regular meeting on June 21, 2017, Advisory Neighborhood Commission 2A (“ANC 2A” or “Commission”) considered the above-referenced matter. With seven of eight commissioners present, a quorum at a duly-noticed public meeting, the Commission voted unanimously (7-0-0), after a motion made by Commissioner Kennedy and seconded by Commissioner Smith, to adopt the following resolution:

WHEREAS, ANC 2A recognizes the immense scale of the housing shortage and affordability crisis facing the District in the coming years, as well as the fact that the nature of office work is changing rapidly,

WHEREAS, as office developers chase an increasingly small number of tenants with the need for and the resources available to pay for large amounts of Class A office space, ANC 2A sees a market mismatch that is leaving many Class B and Class C office buildings bereft of tenants and with large vacancy rates,

WHEREAS, ANC 2A believes that a marriage between the assets of office developers confronting a changing market and the District of Columbia’s needs to provide additional affordable housing for residents is optimal for all, and could be achieved through the implementation of office-to-housing building conversions,

WHEREAS, in recognition of the substantial costs that are often associated with office-to-housing building conversions, ANC 2A believes that the District should consider authorizing tax incentives or other financing assistance in order to encourage office-to-housing building conversions that meet exceptional standards in terms of the amount of affordable housing provided,

WHEREAS, ANC 2A believes that encouraging office-to-housing building conversions in and adjacent to the central business district (CBD) will promote more active street life in these areas outside of work hours, supporting retail tenants and contributing to a greater sense of safety and security on streets that may be desolate outside of workday hours presently, and



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WHEREAS, the Office to Affordable Housing Task Force Establishment Act of 2017, as introduced, proposes to establish a task force that will study the benefits of and processes for the promotion of office-to-housing building conversions in the District of Columbia.

THEFEFORE, BE IT RESOLVED that ANC 2A supports the passage of DC Council Bill B22-0289 – the “Office to Affordable Housing Task Force Establishment Act of 2017.”

Commissioner Patrick Kennedy (2A01@anc.dc.gov) is the Commission’s representative in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

Patrick Kennedy
Chairperson

CC: Councilmember Robert White, At-Large
Councilmember Elissa Silverman, At-Large
Councilmember David Grosso, At-Large
Councilmember Brianne Nadeau, Ward 1
Councilmember Jack Evans, Ward 2
Councilmember Mary Cheh, Ward 3
Councilmember Brandon Todd, Ward 4
Councilmember Charles Allen, Ward 6
Councilmember Vincent Gray, Ward 7
Councilmember Trayon White, Ward 8