



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS
McLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners
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04-Beau Finley; 05-Sauleh Siddiqui; 06-Adam Hoyt
07- Maureen Kinlan Boucher; 08-Jocelyn Dyer; 09-Nancy MacWood

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ANC3C Resolution 2022-019

Resolution in support of the Green New Deal for Housing Amendment Act of 2022

1. Whereas, on April 29, 2022, Councilmember Janeese Lewis George (Ward 4) introduced B24-0802, the Green New Deal for Housing Amendment Act of 2022. Councilmembers Brianne Nadeau (Ward 1), Brooke Pinto (Ward 2), Charles Allen (Ward 6), Trayon White (Ward 8), Anita Bonds (At Large), and Robert White (At Large) co-introduced the proposed legislation.
2. Whereas, the Green New Deal for Housing Amendment Act proposes a framework and general guidelines for establishing social housing in the District of Columbia. Social housing is government-owned, mixed-income housing, where market-units subsidize affordable units, cover maintenance costs, and even go toward creating additional social housing stock. Like public housing, social housing is government-owned, but social housing is “different from the segregated, income-restricted, and underfunded public housing that has defined the American model.”¹
3. Whereas, the proposed legislation would establish an Office of Social Housing Developments tasked with the ownership, development, maintenance, and growth of District-owned social housing. To the extent practicable, one-third of the units would be affordable for extremely low income families (30 percent of Median Family Income); one-third of the units would be affordable for very low-income families (50 percent of Median Family Income); and one-third of the units would be market rate. Market-rate units would subsidize affordable units.
4. Whereas, the proposed legislation would “[u]se federal and local grants and loans including the Housing Production Trust Fund and Green Finance Authority to develop” social housing, as well as give the Office of Social Housing Developments the authority to issue bonds, but those bonds would not be backed by the full faith and credit of the District of Columbia. The proposed legislation would create a Social Housing Development Fund to “collect and use rent from social housing developments to construct and maintain more social housing developments.”
5. Whereas, the proposed legislation also would allow the District to purchase residential property for conversion to social housing and would require the Mayor - when faced with the disposition of public land - to evaluate such properties for conversion into social housing developments. With regard to the latter, where the Executive determines that the property is not appropriate for social housing, the proposed legislation would require justification and a mathematical assessment for why the Executive’s alternative use “will result in more permanently affordable housing for extremely and very low income households than would be created if the property were converted into social

¹ <https://www.vox.com/policy-and-politics/23278643/affordable-public-housing-inflation-renters-home>.

housing.”

6. Whereas the proposed legislation has more stringent affordability metrics than other models for social housing. The required (“to the extent practicable”) affordability mix has the potential to force social housing developments to compete for the same resources as other affordable housing developments. As noted below, different funding structures may require more flexibility as to affordability metrics.
7. Whereas, the proposed legislation potentially requires social housing to compete for affordable housing funding. The lack of a separate capital source makes it very likely social housing developments will be dependent on Housing Production Trust Fund and Low Income Housing Tax Credit funding, which support existing affordable housing projects. To meet the goal of social housing as an independent and important affordable housing tool requires creating the ability to finance these developments without using the usual affordable housing funding sources, all of which are used annually.
8. Whereas the proposed legislation could strengthen the crucial role of tenant associations in upholding tenants’ rights. The language around tenant leadership rights is too permissive (“Social housing developments may maintain tenant leadership boards at each property”), which may weaken their implementation.
9. Whereas the proposed legislation includes environmental standards, including net-zero emissions, on-site solar production, landscape architecture, and multi-modal transportation access.
10. Whereas the proposed legislation recognizes the value of community amenities, calling for leasing ground-floor commercial space for childhood development centers, grocery stores, and small locally-owned businesses to the greatest extent possible.
11. Whereas the proposed legislation could go further in its environmental goals through stricter off-street parking limitations. Currently, the proposal provides that social housing developments not include off-street parking “in excess of zoning regulations.”

RESOLVED:

1. Be it therefore resolved that Advisory Neighborhood Commission 3C generally supports the Green New Deal for Housing Amendment Act of 2022.
2. Be it therefore resolved that Advisory Neighborhood Commission 3C requests that the DC Council’s Committee on Housing and Executive Administration consider strengthening the proposed legislation through the following recommendations:
 - a. The Commission encourages the specific articulation of the differences between social housing and public housing and how the two models will relate and complement each other.
 - b. The Commission encourages consideration and comparison of existing social housing models in determining best practices regarding affordability metrics.
 - c. In light of the abysmal state of the District’s public housing stock, the Commission encourages express inclusion of broader public health standards related to mold, lead, and asbestos, including standards and recommendations on indoor air quality that incorporate evidence on aerosol transmission of viruses in addition to pollution and other environmental toxins.
 - d. The Commission encourages consideration of independent funding streams (e.g., Montgomery County’s separate backing of bonds) to ensure that one affordable housing project does not siphon funds from another affordable housing project.

- e. Regarding Whereas Clause 8, above, the Commission recommends a revision to state “shall allow tenant leadership boards” at the very least or, preferably, “shall allow and support tenant leadership boards.” The Commission also recommends more broadly consideration of the federally codified tenants' rights in 24 CFR § 245 to see what tenants would be guaranteed through traditional public housing and to consider those regulations a floor of basic rights.
3. Be it further resolved that the Chair or his/her designee is authorized to represent the Commission on this matter.

Attested by

A handwritten signature in cursive script that reads "Beau Finley". The signature is written in black ink on a white background.

Beau Finley
Chair, on November 14, 2022

This resolution was approved by voice vote on November 14, 2022, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.