

TESTIMONY of Mary Procter
Zoning Commission Hearing on ZC Case #20-06
September 10, 2020

My name is Mary Procter and I am one of the Founding members of the Capitol Hill Village and served as its Board Chair for 5 years. I am a long term District resident and live within the bounds of ANC 6B.

I have extensive professional management and financial experience over a varied career, including being part of the team launching Friendship Public Charter School. As the founding Chief of Staff for Friendship, I played a major role in the development of real estate and financing for the school.

Today, I come here to request that you not approve this PUD application unless it includes a condition for the Friends of Capitol Hill Adult Day Center proposal for a contribution of \$250,000 to jumpstart development of an urgently needed Adult Day Center in our area of the city.

I believe the proposal meets the requirements of the Zoning Regulations for evaluating public benefits in PUDs. And, importantly, the Adult Day Center that will result from it will serve some of our most vulnerable neighbors - older adults who are frail, physically impaired, or suffering from cognitive challenges like dementia. It will serve clients from all income levels, and support approximately 100 families at a time with 50 clients on site daily.

This is personal for me. I am almost 80 when the chances increase for dementia and within 7 years of turning 85 when one in two or three people are struggling with dementia. Moreover, I have family experience with dementia and strokes. I know how critical it is to have good care options.

As a District resident active in my community, I have been long troubled about the lack of long-term care options in the eastern part of DC. In particular, I am concerned about the lack of long-term care

options for households just above the poverty line and for middle-income households.

The Adult Day Center would go a long way to closing a serious gap in senior long term care in this part of the District, especially the populations that I just mentioned. The finances of the Adult Day Center will depend on serving households of various income levels: 30% on Medicaid, 30% not eligible for Medicaid who are beneficiaries of financial support from other sources, and 40% using savings or long-term care insurance.

This benefit will truly be of value for the whole community and it is very much in keeping with how Capitol Hill Village operates. Indeed, CHV has a long history of serving all income levels. From its beginning, CHV has raised money so it could offer subsidized memberships for about 15% of its members, including residents of subsidized senior housing.

As others have stated, this is a large PUD and the developer is making a big “ask”, but the proffered public benefits at this point are simply not in keeping with that “ask”. For you to condition your approval on inclusion of this public benefit in this PUD would help balance the scales. I would respectfully request that you not approve the PUD without it.

Thanks to the Village I do not fear to age, but I do fear dementia, either for me or my spouse. Having an Adult Day Center in our neighborhood would be a great comfort to me as I think ahead.

Thank you.