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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

Public Hearing

Case No. 14-18 (Mid-City Financial Corporation -
1st Stage PUD & Related Map Amendment at Squares
3953, 3954, 4024, & 4025)

7:25 p.m. to 9:30 p.m.

Monday, May 11, 2015

Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220 South
Washington, D.C. 20001

1 Board Members:

2 ANTHONY HOOD, Chairperson

3 MARCIE COHEN, Vice-Chairperson

4 ROBERT MILLER, Commissioner

5 PETER MAY, Commissioner

6 MR. TURNBULL, Commissioner

7

8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

12 JENNIFER STEINGASSER

13 JOEL LAWSON

14 MAXINE BROWN-ROBERTS

15

16 Other:

17 WILLIAM MERRIFIELD

18 MINNIE ELLIOTT

19 REVEREND DR. LORETTA J. WASHINGTON

20

21

22

23

24

25

1 Participants

2 EDWARD AMEEN

3 YVONNE C. JOHNSON

4 KEVIN BROOKS via JULIAN FORTH

5 MARJORIE THOMAS-BARNES via JULIAN FORTH

6 JULIAN FORTH

7 REGINA JAMES

8 PAUL TUMMONDS

9 GEORGE CARUSO

10 MICHAEL MEERS

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P R O C E E D I N G S

1
2 CHAIRPERSON HOOD: Okay. We're ready to
3 begin our hearing. We're going to reconvene
4 Zoning Commission Case No. 14-18. This is the
5 Mid-City Financial Corporation's first stage PUD
6 and related map amendment at square 3953. I would
7 ask that we incorporate the opening statement from
8 the previous meetings, previous hearings into this
9 record.

10 My name is Anthony Hood. Today's date is
11 May the 11th, 2015. Joining me are Vice Chair
12 Cohen, Commissioner Miller, Commissioner May, and
13 Commissioner Turnbull. We're also joined by the
14 Office of Zoning staff, Ms. Sharon Schellin, the
15 Office of Planning, Ms. Steingasser, Mr. Lawson,
16 and Ms. Brown-Roberts.

17 Again, notice of today's hearing was
18 published in the D.C. Register. We have heard
19 most of the hearing tonight. We will be hearing
20 from the ANC. In this case it's ANC 5C and the
21 applicant, Mr. Merrifield representing -- is the
22 party in opposition. Brookland Manor residents, I
23 believe, is the -- I think that's the name.
24 Brookland Manor residents.

25 And that's the order. And then we'll

1 have rebuttal, cross and rebuttal, and closing. I
2 don't expect this to take a four hour -- this
3 should not be a four hour finish to this so we
4 should be moving in a fashionable order.

5 Okay. So I'm going to -- is Commissioner
6 James here? Not seeing her as of yet. I'm going
7 to ask the party in opposition if you would come
8 forward. And, Ms. Schellin, how much time do they
9 have? Forty-five minutes?

10 MS. SCHELLIN: Yes.

11 CHAIRPERSON HOOD: Okay. Okay. Good
12 evening, Mr. Merrifield and team, Ms. Elliott and
13 others. Mr. Merrifield, you may begin.

14 MR. MERRIFIELD: Thank you, Chairman.
15 Just get my things straight here for a second.
16 Good evening. My name is Will Merrifield and I am
17 here tonight as the authorized representative of
18 the Brookland Manor/Brentwood Village Residents
19 Association.

20 We are appearing tonight in opposition of
21 the proposed PUD. All members of the Association
22 are current tenants of Mid-City Financial and live
23 in the buildings that the proposed PUD seeks to
24 demolish.

25 I will begin my statement by briefly

1 plan residents will be displaced.

2 This realization becomes clear when one
3 considers that 200 of these units will be set
4 aside for senior citizens. When these senior
5 citizen units are coupled with the loss of family
6 units, the only logical conclusion that can be
7 drawn is that a large number of current households
8 will be displaced from the proposed redeveloped
9 property.

10 Moreover, according to the applicant's
11 numbers there are 163 senior citizens living at
12 Brookland Manor. The applicant did not specify
13 how many of these seniors currently live with
14 family members, or the breakdown of bedroom sizes
15 in the proposed senior building. Without these
16 numbers it is impossible to tell how many seniors
17 currently living at Brookland Manor will qualify
18 for the new senior citizen building.

19 Also, the lack of large bedroom sizes in
20 the overall redevelopment will almost certainly
21 cause some seniors living on site to have to
22 choose between living in the senior building or
23 continuing to live with their families. Some of
24 these family members may be currently acting as
25 caregivers for non-independent seniors.

1 The significance of the loss of these
2 family units cannot be understated. Although the
3 families displaced may be eligible to receive
4 vouchers, practical experience teaches us that it
5 can be very difficult to access housing in the
6 District even with a voucher. This is especially
7 true if the voucher holder has a large family.
8 These families will be competing with families
9 displaced from Berry Farms and other public
10 housing sites scheduled to be redeveloped in the
11 near future.

12 Furthermore, HUD rent ceiling limits are
13 unable to support rents in the current
14 neighborhood. A study from the Center for
15 Regional Analysis at George Mason University shows
16 that eight of the top 10 census tracts with the
17 highest concentration of voucher recipients are
18 all east of the Anacostia River, even though less
19 than a quarter of the city's population lives
20 there. The tracts with the highest concentrations
21 are on Washington Highland, Ward 8, Fort Davis,
22 Ward 7, Douglas, Ward 8, and Lincoln Heights, Ward
23 7.

24 Not only are most of these units
25 concentrated in a certain geographic location, but

1 the housing market that accepts vouchers is
2 notorious for being a subprime market. Many of
3 the units in this market contain housing code
4 violations and are owned by landlords that take
5 advantage of families in precarious housing
6 situations. They do this by charging usurious
7 late fees, passing on costs that they are
8 responsible for to their tenants.

9 An example of this behavior can be found
10 at the properties owned by Sanford Capital which
11 sits above the Congress Heights Metro. I know
12 recently this Commission heard stories of raw
13 sewage buildup in the basement of those buildings,
14 a lack of heat and hot water in the winter months.
15 Moreover, tenants in those buildings are charged
16 late fees as high as \$100 per month. Many of the
17 tenants in those buildings occupy their units with
18 vouchers.

19 All this means that as a consequence of
20 this redevelopment families will be uprooted from
21 their current community and forcibly displaced in
22 some other part of the city. In many instances
23 the conditions in their new housing will be
24 measurably worse than their current location.

25 Also, as with any redevelopment and

1 restrictive guidelines.

2 In closing, we feel it would be
3 irresponsible for the Zoning Commission to approve
4 the PUD while these outstanding issues regarding
5 affordability and bedroom size remain. The
6 Association would like a commitment from the
7 applicant to retain the 535 currently affordable
8 units at their current subsidy levels and bedroom
9 sizes.

10 Furthermore, the Association feels it is
11 important that the applicant commit to a build
12 first approach to eliminate displacement at the
13 current site. In short, we believe that everyone
14 who lives in Brookland Manor now should be able to
15 stay on site during phased reconstruction and
16 ultimately live in the redeveloped site.

17 I will now turn it over to our panel.
18 Thank you, and I would be happy to answer any
19 questions at this time or at the conclusion of the
20 testimony of all witnesses.

21 CHAIRPERSON HOOD: Ms. Elliott, you want
22 to make sure your mic is on.

23 MS. ELLIOTT: Yeah. Good evening. Can
24 you hear me? Can you hear me?

25 Good evening, my name is Minnie Elliott.

1 I'm the President of Brookland Manor/Brentwood
2 Resident Association. I have lived there over 25
3 years and I've lived in D.C. all my life. So I've
4 seen the changes. I've been here even before they
5 even had a mayor here. So I know a lot of the
6 changes. And this, here, is a big change.

7 This is the speech that I wrote before
8 that we had to come back. I'm a long time
9 resident of -- 25 years at Brookland
10 Manor/Brentwood Village apartment community. I'm
11 also the President of the Brookland
12 Manor/Brentwood Village Resident Association. I'm
13 here to talk about the lack of family friendly and
14 the new Brookland Manor/Brentwood Village
15 development plan, exclusive absentee of the
16 community while planning the redevelopment and the
17 misuse of the word affordable, and relocation of
18 residents.

19 First there is a lack of family friendly
20 in the new Brentwood Village development plan.
21 Understanding that the plan are in their primary
22 stage, there have been no transparency (sic) in
23 the development of a playground, community center,
24 pool, or even job training to give residents the
25 opportunity of employment so they actively

1 participate in the redevelopment of Brookland
2 Manor/Brentwood Village.

3 As a community we take pride in, and also
4 rely on the programs and the center to enrich us
5 as a whole. Second, there is exclusive absentee
6 of the community while planning the redevelopment
7 Brookland Manor/Brentwood Village. While it is
8 the best interest of the developer to make
9 Brookland Manor/Brentwood Village more appealing
10 to future residents, the request input and best
11 interest of current residents seem to be placed on
12 the back burner.

13 Many current residents are housed in
14 multigenerational households who will suffer due
15 to the reduction in the amount of three-bedroom
16 units and the elimination of four and five units
17 apartment. Many families in multigenerational
18 households live together. Not because they want
19 to, but because their income restrict them to
20 that.

21 Under the current mortgage with the
22 housing and urban development, there were 535
23 units of which approximately 75 units are three-
24 bedrooms, and 135 four-bedroom units are four and
25 five.

1 the rent and only 67 of the remaining 1,827 units
2 will be within the limit allowed for vouchers,
3 then we further concern the majority of the 142
4 tenants under the DCHA Voucher contract and 20
5 market rate renters at Brookland Manor/Brentwood
6 Village apartment community will be priced out of
7 the development.

8 Third, there have been a misconception on
9 the word affordable means in the Brookland
10 Manor/Brentwood Village community. While
11 development and the people who dwell on the
12 outside of the community may define affordable as
13 the average median income, AMI, the community is
14 composed of people who make less than that, who
15 also depend on living assistance to cover overhead
16 expense.

17 Below is a static from the 2012 for the
18 Washington, D.C. area, median income, income limit
19 and rent limit as listed by HUD. Affordable
20 housing criteria is based on home income.
21 Extremely low income, zero, 30 percent, 22,600.
22 Very low income, 31 to 50 percent, 37,650. Low
23 income, 51 to 80 percent, 49,200.

24 Lastly the relocation of residents have
25 yet to be determined this step in relocating

1 residents is the most crucial, sensitive, or
2 change family routine, negatively alter the course
3 of transportation and possibly inconvenient
4 education for children due to relocation.

5 As a result the proposed development plan
6 that has been presented is not supporting
7 Brookland Manor and Brookland Village as a
8 community, but instead as a new development for
9 future residents. The new and improved Brookland
10 Manor at Brentwood Village should include the
11 family friendly aspects of community such as
12 playgrounds, recreation centers, enrichment
13 programs. Things that will better use as a
14 community. It should also include the idea input
15 of current residents who actually know what the
16 community is lacking.

17 Lastly, the term affordable needs to be
18 transferred between development and current
19 residents. When dealing with and will define to
20 be able to return to homes that are affordable, or
21 will they be priced out because they will no
22 longer be able to afford to stay.

23 In closing I hope we all receive of the
24 new development plan for a better Brookland
25 Manor/Brentwood Village who welcome all people

1 from different income bracket, race, age, ethics
2 and to include housing for the very below income.

3 Since we have been here there have even
4 been another change of people not being -- the
5 apartments being available to the community. We
6 are talking about the plan to overhaul Brookland
7 Manor and Brentwood has been scaled back. One of
8 the largest planned community redevelopment in the
9 District is now 21 percent smaller.

10 Mid-City Finance Corporate long-time
11 owner of the 20 acre Brookland Manor apartment
12 complex and adjoined Brentwood Village shopping
13 center have shaved roughly 500 units from its
14 proposed overhaul in respond to city concern that
15 the initial plan was too intense for the Northeast
16 D.C. area, which it said.

17 While Mid-City remained fully committed
18 to creating a unique, exciting transformation
19 project in Brentwood it has heed concern of D.C.
20 Office of Planning, the Zoning Commission, and
21 some residents, and scaled back the initiative.
22 The Commission is scheduled to review the
23 proposed, of course May, and sometime in two
24 months. But we are still lacking and our comeback
25 to this that this is not a friendly proposal for

1 the community where we live.

2 In closing I want you to please give this
3 some consideration.

4 MR. MERRIFIELD: Why don't we go to
5 Reverend Washington and then Ms. Johnson.

6 CHAIRPERSON HOOD: Make sure your mic is
7 on, Mr. Merrifield.

8 REV. WASHINGTON: Good evening. My name
9 is Reverend Dr. Loretta Washington. I am the Vice
10 President of the residential association and a
11 longtime resident of Brentwood Manor.

12 I have been a part of this community for
13 21 years now. As a resident who currently lives
14 there now and wish to remain along with the
15 residents who live there now, be a part of the new
16 development.

17 I have seen this community change over
18 the years. I feel that it is only right that we
19 continue as residents to be a part of the new
20 redevelopment, to be able to continue to live and
21 grow with our new redevelopment community. On
22 behalf of the residents and the board of Brentwood
23 Manor I would like to request that the number of
24 units occupied remain when the redevelopment
25 start. All families remain on site. And at least

1 10 percent of the families there be hired and
2 trained before ground-breaking time. And that
3 they will be able to be a part of the project to
4 see how their community can change.

5 It is necessary that the large families
6 be able to stay also. Mainly because no one, as
7 they have stated their research said, no one is
8 building four and five-bedroom units anymore. So
9 where can they go? Where will they go? And it's
10 good for the community to see how large families
11 function.

12 I don't see why out of 1,760 new units
13 all of the residents in good standing at ground
14 breaking time can't remain. Mid-City said that
15 research shows that no one is developing four and
16 five-bedrooms. Why don't they -- they say that
17 they -- Mr. Ford's desire was to continue to have
18 a mixed community. So regardless of what
19 everybody is doing today, doesn't make it right.
20 So why can't they, if they are who they say they
21 are as far as caring about the low income
22 community, period, not just in Washington, D.C.,
23 period because what's in your heart is in your
24 heart. It doesn't matter what the location is.
25 Why can't they be groundbreaking leaders and

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1 that the residents that want to change, want a new
2 redevelopment community that's been in that
3 community for long, I believe that it's never too
4 late; that they can change. Especially I think it
5 should be a prerequisite (sic) that Mid-City provide
6 the training so when they break the ground that
7 those who go through the training will be properly
8 trained so they will be certified to be hired.
9 And it makes a difference when, you know, we can't
10 underestimate the effects of visual effects, that
11 they can see that I helped build that senior
12 citizen building. Give them a certain pride where
13 they take better care of their community, if they
14 are part of the building process. I think that
15 should be mandatory.

16 I know they can't -- they know, I mean --
17 they can't say how many people they can hire. But
18 I believe that they definitely should hire some of
19 the residents. And if the residents can't come
20 out there during and go to work, then yes, they
21 can be fired. But at least let them make the
22 decision or give them the opportunity to be a part
23 of the building process.

24 And a number of things that I say and I
25 believe, I believe that it's the building of lies.

1 Not just pretty buildings. You know, that don't
2 make difference if the lives are still all messed
3 up; if the souls are still messed up. I believe
4 that as the late great Martin Luther King Jr.
5 believed, he believed that everybody should have
6 three meals a day for their bodies, education and
7 culture for their minds, and love and dignity for
8 their souls. And I believe that we can achieve
9 people having dignity if they are afforded the
10 ability to have affordable housing right there
11 where they grew up. Thank you.

12 MR. MERRIFIELD: Ms. Johnson.

13 MS. JOHNSON: Good evening. My name is
14 Yvonne C. Johnson. I am a 35 year resident of
15 Brookland Manor Apartments. I've also worked at
16 Noyes Elementary School for 30 years. My job was
17 to teach young children how to read. I was with a
18 program set up through IBM.

19 I also started a group called FAST, an
20 advocacy program for severely emotionally
21 disturbed children. Recently what I've noticed at
22 Brookland Manor is that our children are asking
23 questions. And the questions they're asking,
24 where are we going to live? What about Relisha
25 (phonetic). Are we going to be another Relisha?

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1 And we all know who Relisha is from D.C. General.

2 My heart breaks when I have to tell them,
3 we're fighting for you. And we will fight and we
4 will continue to fight for you to have a place to
5 live. No child should be afraid that they have no
6 place to live. No child or no elderly person
7 should wonder about the grandchild that they have
8 to take care of. Many of our grandparents are
9 raising grandchildren. A senior citizen place
10 will do them no good if you have four
11 grandchildren you have to raise. And they're not
12 giving up on those grandchildren.

13 I was able to get a lot of our young
14 women there into Trinity College, my college. And
15 I'm hoping and praying that I will be able to
16 continue the work that I'm doing to save the
17 children. These children have the right to live
18 in a home. That's their right. God gave them
19 that right. The parents were here. And one
20 parent was here and I cried because she said, "I'm
21 paying my rent. I'm feeding my children, and I'm
22 going without food." And I know you all heard her.
23 And you saw the gentleman who had a little girl
24 that he's raising by himself.

25 There are many mothers there who are

1 raising children and they're doing well. So this
2 is a fight for them. And I fight -- I will fight
3 for every child in the District of Columbia.

4 Thank you.

5 MR. MERRIFIELD: Dr. Ameen.

6 DR. AMEEN: Good evening. I wanted to
7 speak before the Zoning Commission and I hope to
8 provide some research backing to what Ms. Johnson
9 has provided just now, so it provides some context
10 to my qualifications to speak before you. I am
11 trained as a psychologist, been licensed
12 professional counselor in D.C. since 2011,
13 counseled and assessed young people and their
14 families for thousands of hours since 2003.

15 I have worked, volunteered and led
16 various programs and initiatives in the field of
17 youth homelessness for eight years. I've
18 researched housing and homelessness issues and
19 published and presented dozens of times. I
20 currently work for the American Psychological
21 Association. I serve in the national and local
22 boards of Stand up for Kids, a group that is
23 committed to ending the cycle of youth
24 homelessness, and I serve on the board and as
25 chair of the Youth Working Group for the D.C.

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1 Center for the LGBT community.

2 I'm not here to represent these
3 organizations and their views. I name them only
4 to situate my own expertise in the larger systems
5 that I traverse. And so I would like to focus my
6 comments tonight on the effects of displacement in
7 the lives of children, youth, and families. My
8 findings are research based and evidence informed.

9 In order to talk about these concepts I
10 must reframe the conversation for a moment. I'm
11 sensitive to the fact that someone from my
12 background is not a common witness in commission
13 hearings like these, and as such I wouldn't expect
14 that terms like housing and security, residential
15 mobility, and social determinants of health
16 necessarily have every day utility. But these
17 terms form the basis of my opinions and arguments
18 before you.

19 On the other hand I choose not to use
20 words like neighborhood improvement, redevelopment
21 and economic opportunity. Not because these are
22 inherently bad ideas but because these do not
23 describe actual experiences of individuals. Nor
24 do they have clear and credible research backing
25 in the health literature.

1 So, a 2011 seminal study in the American
2 Journal of Public Health authored by 10 experts
3 across the country noted that housing is
4 considered a very strong determinant -- a very
5 strong social determinant of health. A social
6 determinant of health is a particular factor that
7 influences the health of individuals in certain
8 groups. These determinants surround the
9 individual but are not germane to the individual.
10 They can be positive or negative.

11 For example, if any of you have lived in
12 a quiet neighborhood in the same house for an
13 extended period of time you may have had the
14 enlightened thought that your housing security has
15 positively impacted your health. And you would
16 indeed be right. On the other hand, housing
17 insecurity negatively impacts health outcomes in
18 both children and adults.

19 The U.S. Department of Health and Human
20 Services states that housing and security can
21 relate to high housing costs in proportion to
22 income, poor housing quality, unstable
23 neighborhoods, overcrowding, and/or homelessness.

24 On the last condition the 10 public
25 health experts from the 2011 study that I noted

1 said that homeless children are recognized as
2 being vulnerable to multiple health risks. But
3 there are millions of less visible children whose
4 health, development, and growth may be
5 compromised. These less visible children that I
6 hope to bring into focus tonight live at Brookland
7 Manor.

8 Displacing them from their homes could
9 trigger HHS's definition of housing security in at
10 least three ways. First, there is the potential
11 that families who need to resettle will face
12 higher costs of housing. Second, for families
13 that cannot afford anything more than what they
14 currently pay there is a potential reduction in
15 the quality of their housing. Finally
16 displacement could lead to reducing neighborhood
17 stability. For example, the loss of informal
18 networks that support families, promote social
19 connectedness, and help children grow within a
20 community with long term investment in that
21 child's well-being.

22 Any healthcare provider will tell you
23 that children benefit from stability in their
24 relationships, and the settings, whether family,
25 neighborhood, school, or childcare, that they

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1 spend time in. When there is turbulence in those
2 settings they reactive negatively. Thus
3 researchers say, quote, "It is reasonable to
4 consider whether frequent moves are harmful to
5 children. Young children may have considerable
6 vulnerability to frequent moves because of their
7 rapid development and multiple domains,
8 philological, cognitive, affective, as well as
9 their dependence on their parent's own abilities
10 to cope with stressful events." End quote.

11 For children and teens the research is
12 clear, displacement and moving are associated with
13 multiple negative social determinants of health.
14 Some research even finds that these negative
15 outcomes persist well into mid-life. I'll attempt
16 to summarize the literature very briefly.

17 Number one, increased mental health
18 concerns. A 2003 study found that families who
19 faced residential instability and moved three or
20 more times had children with higher rates of major
21 depression on-set, recurrence, and remission
22 through the age of 14.

23 Number 2, increased substance abuse
24 problems. A 1998 study of 3,700 young adults
25 found highly significant positive relationships

1 between relocation and early initiation of illicit
2 drug use, including marijuana, hallucinogens,
3 crack-cocaine, and illicit use of prescribed
4 drugs. And this is true particularly amongst
5 males.

6 Number 3, greater food insecurity. In a
7 2011 study children and their families who moved
8 were often two to three times more likely to have
9 had shortages of food in their household.

10 Number 4, increased physical health
11 concerns. In a 2011 study very young children in
12 households with multiple moves had worse health
13 statuses as reported by their caregivers,
14 increased developmental risks, and lower than
15 expected weight for their ages. These authors
16 state that, quote, the negative growth differences
17 in this group of very young children are cause for
18 concern. End quote.

19 Number 5, increased behavior problems and
20 school performance. Two studies found that
21 compared with children who never moved, children
22 who moved were more than twice or 2.3 times more
23 likely to have received psychological help, 1.7
24 times more likely to have repeated a grade, 1.9
25 times more likely to have been suspended or

1 expelled from school, and 1.6 times more likely to
2 score in the top 10th percentile in a measure
3 called the Behavior Problem Index.

4 Later a different set of authors found
5 that adolescents who experienced school moves are
6 50 percent more likely to not graduate from high
7 school. Researchers concluded that mobility was
8 more signature in negative school outcomes than
9 any parent socio-demographic factors because it
10 resulted in the loss of weakening -- the loss or
11 weakening of social bonds and networks.

12 I'd like to emphasize that housing and
13 security affects poor children and children of
14 color disproportionately. Indeed research has
15 shown that poor families are likely to move two to
16 five times more than middle income and affluent
17 families, and that black families are almost twice
18 as likely to have moved five or more times
19 compared to white families.

20 I firmly believe that the study of health
21 and psychology has a great deal to offer housing
22 and zoning professionals. It paints a very vivid
23 picture about the critical health concerns that
24 one more displacement would mean for the families
25 at Brookland Manor.

1 In closing I entrust the burden of my
2 findings to your Commission to protect the well-
3 being of young people and families who fear this
4 displacement. Families that you've heard from
5 already in these hearings. I trust that any
6 proposal for displacement will demonstrate that
7 difficult task of mitigating negative outcomes for
8 the children and families to reside on the
9 property in question. Thank you.

10 MR. MERRIFIELD: And our last presenter
11 is Julian Forth. He's an organizer at the
12 building. There are two tenants who couldn't be
13 there tonight and they asked Julian to read their
14 testimony for them. So he will go ahead and do
15 that.

16 MR. FORTH: All right. Thank you. I'll
17 be reading the testimony of Mr. Kelvin Brooks in
18 his absence.

19 "Members of the Zoning Commission, my
20 name is Kelvin Brooks. I'm a resident of
21 Brookland Manor and I'm testifying against Mid-
22 City Financial's current plans for redevelopment
23 of the property."

24 "Currently I live in a four-bedroom unit
25 at Brookland Manor, and I'm concerned because Mid-

1 City's plans for redevelopment do not include any
2 four or five-bedroom units. My family includes my
3 daughter, her three kids, Gary, and myself. We
4 support each other and work together to take care
5 of our home. To some people we might not look
6 like a traditional family. But we are a family
7 nonetheless."

8 "I grew up in Brookland Manor. I used to
9 have a three-bedroom unit, but I began applying
10 for a four-bedroom unit once my granddaughter was
11 born back in 2010. We finally moved into our
12 current four-bedroom apartment in September of
13 2014. We all love and depend on each other, but
14 Mid-City's plans do not have a place for me and my
15 family. Even more, given Mid-City's plans,
16 Brookland Manor will no longer be a place for
17 families."

18 "Mid-City's plan does not have a space
19 for a family like mine. Even if we get vouchers,
20 that won't help because there are fewer and fewer
21 four and five-bedroom apartments in the District.
22 It was hard enough getting the four-bedroom
23 apartment we're currently in. Where will my
24 family go? Where will all other families of
25 Brookland Manor go?"

1 site during any redevelopment. We have our lives
2 here. We know the bus routes. We're close to the
3 schools, and the grocery store is not too far
4 away."

5 "My family has built their life here, and
6 so have many other residents. If you relocate us
7 during the redevelopment it will make life
8 unnecessarily hard on families to get to work,
9 school, and other places. Brookland Manor is my
10 family's home and we want it to stay that way."

11 "Finally, I know some people will point
12 to the crime at the property as the reason for
13 this redevelopment. During my time at Brookland
14 Manor I've twice been the victim of crime at the
15 property. Yes, we need better security. Yes, we
16 need a way to make our neighborhood safe. But
17 that does --" sorry. "But that does not mean you
18 should destroy my home. Does that mean that
19 everyone at Brookland Manor should be displaced
20 and struggle to find a place to live? Don't we
21 deserve better security today?"

22 "I love my community. I love my
23 neighbors and my home. I want to be a part of
24 Brookland Manor's future, but Mid-City's plans
25 leave me out. Again I said Mid-City's plans

1 should not be approved because it does not provide
2 the current residents, especially the families --
3 because it does not provide for the current
4 residents, especially the families of Brookland
5 Manor. Thank you."

6 And the last testimony I'll be reading on
7 behalf of Ms. Marjorie Thomas-Barnes. She is a
8 former resident of Brookland Manor and could not
9 be here today.

10 "Members of the Zoning Commission, my
11 name is Marjorie Thomas-Barnes, and I'm a former
12 resident of Brookland Manor. I moved to Brookland
13 Manor on December 22nd, 1969. And I moved away in
14 1997. I returned from 2003 to 2010. I'm here to
15 make known that I cannot support Mid-City
16 Financial's plan to redevelop Brookland Manor. I
17 have more than 20 relatives who live at Brookland
18 Manor who will be terribly impacted by Mid-City's
19 proposal."

20 "I mentioned my relatives because I still
21 have a home here at Brookland Manor. More than a
22 home I have a village. Some of my relatives have
23 large families. They are one of the many people
24 who will suffer if Mid-City refuses to provide
25 four and five-bedroom properties. For example, my

1 son and daughter-in-law live in a four-bedroom
2 apartment. He and his wife live with their three
3 children and two grandchildren. With Mid-City's
4 plans where will my son's family go?"

5 "My cousin lives in a three-bedroom
6 apartment at Brookland Manor with three children.
7 Mid-City's current plans propose a substantial
8 reduction in the number of affordable units and
9 their sizes. Right now with this reduction there
10 are a lot of people who will not be able to return
11 to the property because it will be unaffordable."

12 "If you're not a senior and if you're not
13 making 50 or 80 percent of AMI, it will be hard to
14 live at Brookland Manor. Fifty and 80 percent AMI
15 is unaffordable for many of the current residents
16 at Brookland Manor. This plan leaves many people
17 stranded and possibly homeless."

18 "When I lived at Brookland Manor I loved
19 it. It was very convenient. I could walk to the
20 Giant, the Metro station, and the local
21 restaurants and stores. Brookland Manor was a
22 community to me. I enjoyed my neighbors. We knew
23 and looked out for each other. Especially the
24 seniors."

25 "With this in mind it is important to me

1 that Brookland Manor is a place that has great
2 social services and is welcoming to families and
3 children. Unless these things can be guaranteed
4 for the current tenants at Brookland Manor I
5 cannot support the plans for redevelopment. Thank
6 you."

7 MR. MERRIFIELD: Thank you. That
8 concludes our presentation.

9 CHAIRPERSON HOOD: Okay. I want to thank
10 you all for your presentation and let's open it up
11 and see if we have any questions up here.
12 Anybody? Commissioner May.

13 MR. MAY: So I'm not sure who best to ask
14 this of so I'll just ask it generally. But we
15 received testimony the other day from the
16 applicant indicating that there were only I think
17 13 families who qualified for or who were large
18 enough for, I guess in their terms, to need a
19 four-bedroom apartment. And you know, your
20 testimony is about the 134 existing four and five-
21 bedrooms. It seems there is something of a
22 disconnect.

23 Can you explain why you know, your
24 numbers are 134, 135, versus only 13 who have that
25 need?

1 MR. MERRIFIELD: Uh-huh. Yeah. So two
2 things. One, the 13 households, although it's
3 only 13 households, that's a lot of people when
4 they're living in four and five-bedroom units.

5 MR. MAY: I'm not disputing that, but
6 just --

7 MR. MERRIFIELD: I understand. Secondly,
8 we look at things -- we're looking at, the Tenant
9 Association, is looking at total units lost. So
10 our position is that if 535 units were open to be
11 filled up, they'd be filled up in this housing
12 crisis. So we think it's disingenuous to talk
13 about the loss of housing only being those that
14 are going to be occupied at the time of
15 redevelopment so the 424 -- because we have D.C.
16 General filled up right now. We have hotels
17 filled up on (indiscernible)**46:09 --

18 MR. MAY: So you're just like completely
19 walking away from my question. My question is can
20 you explain to me the difference --

21 MR. MERRIFIELD: Sure.

22 MR. MAY: -- why they're telling me it's
23 13 families who qualify for units this size, and
24 there are 134 units that will be lost. Are all
25 134 four and five-bedroom units now occupied and

1 if so who is occupying them? Do they just have
2 more bedrooms than they need? I mean, what's the
3 difference in your perspective? I'm going to ask
4 the same of the applicant but --

5 MR. MERRIFIELD: Sure.

6 MR. MAY: -- can you explain that to me?

7 MR. MERRIFIELD: Yeah. I mean, my
8 understanding is there is 490 units currently
9 occupied. Their numbers say that right now there
10 is 13 bedroom sizes. I believe their second post
11 up supplemental application -- post-hearing
12 statement, I'm sorry, said that there is 13 units
13 and they have the breakdown on page 6 of their
14 sheet, of the number of households.

15 What our position is is that -- and they
16 say that some of these households can be downsized
17 into lower units so that at the time of
18 redevelopment, or right now, there's only going to
19 be 13 households displaced.

20 Without going and, you know, opening --
21 having access to those families and talking to
22 those families, I have no idea if their numbers
23 are correct. I don't accuse them of falsifying
24 numbers, you know, in their statement. Our point,
25 more broadly, is that the Zoning Commission should

1 not only look to occupied units lost, but also to
2 total family units lost, which we know will be 145
3 total family units lost.

4 MR. MAY: You know, I understand that
5 argument and I'm not discounting the validity or
6 the potential validity of that argument. I'm just
7 trying to understand why there is this major
8 discrepancy.

9 MR. MERRIFIELD: I think there's --

10 MR. MAY: I don't think you can explain
11 it to me. You haven't given me any information so
12 far.

13 MR. MERRIFIELD: There is a major
14 discrepancy because we're talking about total
15 family units lost, some of which are not occupied.
16 And they're talking about --

17 MR. MAY: So you're not telling me
18 anything about the people who are living in those
19 134 units.

20 MR. MERRIFIELD: No. There's 145 family
21 units proposed to be demolished.

22 MR. MAY: A hundred and forty-five.

23 MR. MERRIFIELD: Not all of them are
24 occupied.

25 MR. MAY: Right.

1 MR. MERRIFIELD: That's where the
2 disconnect is.

3 MR. MAY: Okay. So do you know how many
4 of those are occupied?

5 MR. MERRIFIELD: No, I don't. I assume
6 that it's pursuant to their numbers on page 6 of
7 their report. They say there's eight, eight
8 person households, seven seven person households,
9 six six person households --

10 MR. MAY: Yeah, I've read that. Thank
11 you. It's still not helping me figure out what
12 the difference is. Maybe I just have to ask the
13 applicant --

14 MR. MERRIFIELD: Yeah.

15 MR. MAY: -- why there is this large
16 discrepancy in the number of larger units versus
17 the number of families who need the larger units.
18 I mean, that's really what I'm trying to get to.

19 MR. MERRIFIELD: And what I'm trying to
20 explain to you is, if they say there's 13 units
21 right now that need large family sized units, that
22 is probably the current make-up, that's correct.

23 MR. MAY: So that's 13 out of 100 and
24 whatever larger units.

25 MR. MERRIFIELD: Yeah.

1 MR. MAY: And then the other 100 and some
2 are simply not occupied.

3 MR. MERRIFIELD: They're not occupied
4 because they are not backfilling units, because of
5 the proposed redevelopment. So they want to get
6 down to 424 units by 2018.

7 MR. MAY: Somehow it's not adding up for
8 me. I guess I'll have to try to get my answer
9 from the applicant.

10 MR. MERRIFIELD: But I mean, I think I
11 can explain it to you. They're not backfilling
12 units. If they were to backfill units --

13 MR. MAY: I understand they're not --

14 MR. MERRIFIELD: -- they would be filled.

15 MR. MAY: -- backfilling units. That I
16 understand. But I don't understand why if they're
17 not backfilling units, almost all of them -- I
18 mean, what's the discrepancy now between the total
19 number of units and the number that are filled?

20 MR. MERRIFIELD: So they're proposing --

21 MR. MAY: What's the difference right
22 now? How many are empty right now?

23 MR. MERRIFIELD: I'm not sure. I can
24 tell you what they're proposing to demolish.
25 They're proposing to demolish 21 five-bedrooms,

1 113 four-bedrooms, and 11 three-bedrooms.

2 MS. COHEN: Say again?

3 MR. MERRIFIELD: A hundred and thirteen
4 four-bedrooms, 21 five-bedrooms, and 11 three-
5 bedrooms. And I get those numbers by looking at
6 their Exhibit No. 75A, which talks about their
7 current bedroom units, current bedroom sizes, four
8 bedrooms, two baths, 113; five bedrooms, two
9 baths, 21; three bedrooms, one bath, 75. And then
10 if we look at their proposal they submitted on
11 April 10th it says that they are proposing to
12 eliminate all four and five-bedrooms which would
13 be the 113 four-bedrooms, the 21 five-bedrooms,
14 and they're reducing the number of three-bedrooms
15 from 75 to 64.

16 So that's how we get our total numbers
17 lost. Now I -- Mr. May, to your point, they are
18 not all occupied right now. Our position is,
19 we're in the midst of an affordable housing
20 crisis. They would be occupied.

21 MR. MAY: I understand that point, and
22 repeating it isn't going to help me figure out the
23 discrepancy.

24 MR. MERRIFIELD: All right. I'm not sure
25 I understand how to get you --

1 MR. MAY: So maybe I'm asking you
2 something that you can't answer and I think that's
3 the conclusion that I'm coming to. And like I
4 said, I'm not discrediting the validity of the
5 argument that you're making. I understand the
6 argument you're making. It's just a question of
7 understanding why there is this discrepancy.

8 MR. MERRIFIELD: Sure.

9 MR. MAY: Okay. Thanks. I think that's
10 it for me.

11 CHAIRPERSON HOOD: Any other questions?

12 MS. COHEN: Yeah.

13 CHAIRPERSON HOOD: Vice Chair.

14 MS. COHEN: Mr. Merrifield, how much is
15 the Section 8 voucher payments monthly for a
16 household of let's say needing four bedrooms?

17 MR. MERRIFIELD: So on the last page of
18 my testimony on the very last page of the
19 exhibits, it has the voucher limits for Brentwood,
20 which is where this property is located. So with
21 all utilities currently DCHA will pay \$2,600 for a
22 four-bedroom in that community, without utilities
23 they'll pay \$2,340 for a four-bedroom apartment
24 for five you see \$2,990 with all utilities.
25 Without utilities, \$2,706.

1 So this is why we have most of our
2 vouchers concentrated in Wards 7 and 8, because
3 the markets in Northwest, upper Northwest,
4 Northeast, like around the Rhode Island corridor,
5 DCHA rent limits do not support voucher holders
6 being able to rent there.

7 Mr. Meers testified that they were
8 working with DCHA because DCHA does have the
9 ability to up those limits. However, we see
10 nothing concrete except for the, you know, his
11 position that they're working with DCHA which, for
12 us, isn't enough.

13 MS. COHEN: Okay. I believe DCHA has
14 that ability but it hits their bottom line.

15 MR. MERRIFIELD: Exactly.

16 MS. COHEN: So it reduces the amount for
17 other areas. But they have the ability to do
18 that. So if you don't want to take their word for
19 it, you might want to take mine. It just, you
20 know, there is a tradeoff.

21 However, the larger units I believe that
22 may be available in our city -- and again, you're
23 right. It's based on market values, would be a
24 house for some of these families, as opposed to
25 renting in a place that you know -- Brooklyn

1 Gardens.

2 I have a question, actually. I just
3 wanted to bring that out; that possibility. Mr.
4 Ameen, is that correct? You know, I don't dispute
5 anything that you have said. However, I do take
6 one -- a couple of clarifications maybe.

7 DR. AMEEN: Sure.

8 MS. COHEN: We're talking about
9 relocation and how the impact of that has on a
10 child. However, you also indicate that the
11 Department of Health and Human Services talks
12 about poor housing quality, unstable
13 neighborhoods, and I'm talking when it says
14 unstable, I'm alluding to the crime in this
15 neighborhood. That also has an impact on a child.

16 And I've ready many studies. The NEKC
17 comes out with them PEW comes out with them, and
18 they all claim that, you know, if you're going to
19 end up putting into some type of system they weigh
20 poor housing and unstable neighborhoods the
21 highest. In fact the study on housing choice
22 vouchers is that if they move out of an unstable
23 neighborhood into a more stable neighborhood, they
24 perform better in schools. With some exceptions
25 of usually teenage boys, because they lose their

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1 gang identification.

2 So I just wanted to say to you, thank you
3 for this, but I also do believe that there are
4 other criteria which we must take into account. I
5 don't know if you visited Brooklyn Manor, I don't
6 know if you met with the developer. I can't say
7 that there isn't effect on children in being
8 relocated. I mean, I don't have enough evidence
9 to the effect. But I honestly believe that there
10 are other factors as well that will improve a
11 neighborhood, a community, and children's
12 development. So I just want to throw that out
13 that it's not a one-sided, you know, relocation is
14 going to upset them. Other things upset them as
15 well. And our children are very vulnerable in our
16 society today, and I understand all that too.

17 But I'm concerned about their
18 neighborhood at present, and the housing is old.
19 It's unhealthy probably. It has some issues with
20 regard to if it's improved, the new housing will
21 be much more green and sustainable for children to
22 grow up in. So I have that. Just wanted to bring
23 that out too, into the discussion.

24 I guess those are my questions or
25 comments.

1 CHAIRPERSON HOOD: Okay. Let's go in the
2 normal order.

3 DR. AMEEN: May I have an opportunity to
4 respond just briefly to that?

5 CHAIRPERSON HOOD: Yes, sure.

6 DR. AMEEN: Mr. Hood, thank you. Ms.
7 Cohen, thank you. I was here on Thursday and I
8 appreciate the attention that you've paid to the
9 families that were expressing their concerns.

10 True, displacement is but one factor.
11 What I don't want to lose sight of is the timeline
12 between when those residents would move and when
13 they would be returning to Brookland Manor. I'm
14 sure many would look at the plans and say, I want
15 that for my neighborhood, I love that. But there
16 is a period of time with too many question marks
17 for me to feel confident saying that displacement
18 could be mitigated by better schools, by better
19 neighborhoods, because quite frankly we don't know
20 where these families might go.

21 MS. COHEN: Well, again, my comment back
22 to you would be, having professionals such as you
23 on site, having parents keep their children
24 informed and calm about what's going on, if they
25 know what's going on. And in some cases there's a

1 lot of misinformation. Any time change happens,
2 no matter what level of change, whether it's
3 personal or just within the community, it just
4 drives people nuts.

5 And so again, there needs to be the
6 opportunity for people to communicate openly, and
7 make sure that some of their concerns are met.
8 But not all of them can be met. So I just want to
9 bring those things to everybody's attention,
10 communication is the most important.

11 And in the past I think the development
12 team has done some good work in that area.
13 Everybody can improve.

14 MR. FORTH: Am I -- would I also be able
15 to join this conversation.

16 CHAIRPERSON HOOD: Did you ask him a
17 question?

18 MS. COHEN: No.

19 CHAIRPERSON HOOD: Okay. She didn't ask
20 you a question.

21 MR. FORTH: Okay. All right.

22 CHAIRPERSON HOOD: Commissioner Turnbull.

23 MR. TURNBULL: I don't have any
24 questions. I just want to thank you all for
25 coming here tonight and presenting all your

1 opinions and your positions. I think it obviously
2 raises some questions that we will be asking the
3 applicant. So thank you again.

4 CHAIRPERSON HOOD: Okay. Commissioner
5 Miller.

6 MR. MILLER: Thank you, Mr. Chairman.
7 Yeah, I would echo, thank you for all of your
8 testimony and for your advocacy and work in the
9 community. It's very valuable.

10 Ms. Elliott, I had one question for you.
11 You mentioned how the proposal had changed between
12 --recently, almost 500 units less, total, and the
13 certain reduction in affordable housing. Although
14 it actually ends up being a greater percentage of
15 affordable housing that's there because it's a
16 lower total number. But that was -- the number
17 was lowered as a result of concerns by the Office
18 of Planning, by members of this Commission that
19 the Comprehensive Plan designations for this site
20 didn't allow that level of density. And there was
21 allusion -- not allusion, there was talk that when
22 we get to that Comprehensive Plan amendment cycle
23 that OP would be working and the applicant, with
24 the community to try to see if we could increase
25 those densities for this site.

1 Are you supportive of, personally
2 supportive of the larger total number of units at
3 the site versus the current proposal?

4 MS. ELLIOTT: I support new development.
5 I mean, we all for that. But not at the price of
6 displacing a lot of our residents. And also not
7 making it friendly because it's a known fact that,
8 like I say, the density and the breakdown of the
9 amount that have developed -- by not being
10 friendly you can just about read and evaluate this
11 that majority of the residents would not be able
12 to return to the property.

13 MR. MILLER: Well, I appreciate that
14 concern. I think some of us believe that -- and I
15 think the applicant originally was proposing a
16 greater number of units, including a greater
17 number of market rate units that might help
18 subsidize the more units at the lower income
19 levels, including those who are currently there.
20 So I was just trying to make that connection and
21 see where you were on that.

22 MS. ELLIOTT: Yes.

23 MR. MILLER: Thank you all for your
24 testimony.

25 CHAIRPERSON HOOD: Okay. Ms. Elliott, I

1 just want to know straight -- let me just say
2 this, I've been knowing Ms. Elliott for a long
3 time. I've walked the streets with Ms. Elliott,
4 with Regina James. We have many elections, so
5 this is dear to me. And probably Mr. Merrifield,
6 I'm probably not going to ask you no questions. I
7 want to hear from the people that live there.
8 Okay?

9 Ms. Elliott, what's the issue? In
10 layman's terms. I don't want you to tell me what
11 somebody may have helped you write. I want you to
12 tell me what's the issue. I want to know the
13 issue is. The issue is about returning. Is that
14 the issue?

15 MS. ELLIOTT: First of all they haven't
16 put in the plan about relocation or anything else.
17 And returning. I'm saying in good standing -- I
18 mean, the people should be allowed to return.

19 But when you break down the amount of
20 apartments that they're building, and you take
21 away so many, and we have 535 like -- he had had a
22 question about the larger five and four-bedrooms.
23 Sometimes you have two and three families that
24 live together because not that they want to, they
25 afford to pay. That's the only way they can pay

1 it.

2 And my thing is that you do have those
3 apartments that's available. I don't know about
4 their breakdown, but I live there. I live there,
5 I communicate, I walk there, I deal with people
6 every day. I even deal with Meers. I mean, we've
7 talked about this. And a lot of the things that
8 we're talking about, we live it every day. You
9 understand what I'm saying?

10 So yes, the relocation and the apartments
11 is one of our biggest problem.

12 CHAIRPERSON HOOD: So relocation for this
13 Commissioner, I don't know if you heard in other
14 cases, has always been a stickler for me. Not
15 just over in Brookland Manor and Berry Farms,
16 everywhere in this city because I always believe
17 that the people who live there, who live there in
18 the current conditions, should return in better
19 conditions. And that's kind of where I am.

20 But I will say, Ms. Elliott, you've been
21 a stalwart on that community. You have raised a
22 lot of us through the political arena.

23 MS. ELLIOTT: Yes.

24 CHAIRPERSON HOOD: And when I see you
25 sitting at the table it gets to me. I mean, all

1 the rest of them too. But I know how that
2 community is and I understand some of the plight
3 that you have helped manage over there over the
4 years.

5 MS. ELLIOTT: Yes.

6 CHAIRPERSON HOOD: And that credit goes
7 to you. See, Mr. Merrifield don't know that.

8 MS. ELLIOTT: Yes.

9 CHAIRPERSON HOOD: I know that.

10 MS. ELLIOTT: Yes.

11 CHAIRPERSON HOOD: So I've been out there
12 for a long time. I didn't just come over here
13 when Mr. Meers came up with the development to
14 assist you. I appreciate Mr. Merrifield doing
15 that.

16 MS. ELLIOTT: Yes.

17 CHAIRPERSON HOOD: But I want to hear
18 specifically from the residents what the concern
19 is. I will tell you, Ms. Elliott, I'm going to
20 press Mr. Meers and others to find out what we can
21 do to soften and ease some of this because we need
22 -- you need a better understanding of what's going
23 to -- I think the benefit, and this goes to Dr.
24 Ameen. Let me ask you, did you do any work at
25 Miami-Dade, or you just --

1 DR. AMEEN: Juvenile Detention Center?

2 CHAIRPERSON HOOD: At Miami.

3 DR. AMEEN: Yes.

4 CHAIRPERSON HOOD: At the juvenile -- not
5 at the -- Miami-Dade College.

6 DR. AMEEN: Oh, the MBC. No, I did not.

7 CHAIRPERSON HOOD: Okay. Okay.

8 DR. AMEEN: No.

9 CHAIRPERSON HOOD: Well, anyway, to your
10 point, zoning encompasses all, public safety and
11 health and everything. We look at all that. I
12 heard you say you're probably going to use some
13 things that we might -- it encompasses everything
14 for us.

15 DR. AMEEN: Yeah.

16 CHAIRPERSON HOOD: Okay?

17 DR. AMEEN: I should clarify my point.
18 Not at all specifying that you did not pay
19 attention to those factors, but it might be
20 unusual for a psychologist to sit here talking
21 about the effects of displacement.

22 CHAIRPERSON HOOD: No, nothing is
23 unusual. I've been here for 17 years. I've seen
24 it all. Well, no, let me take that back. I've
25 seen that before. Okay?

1 DR. AMEEN: Okay.

2 CHAIRPERSON HOOD: But back to Ms.
3 Elliott. One of the things I think, there needs
4 to be some more discussion.

5 How long has this discussion been going
6 on between I guess the applicant and your
7 organization?

8 MS. ELLIOTT: You mean between our
9 advocates? I mean --

10 CHAIRPERSON HOOD: No, not the advocates.
11 I mean, I want to make sure that they're talking
12 to you. How long have you been having a
13 conversation with Mr. Meers?

14 MS. ELLIOTT: We've been having it ever
15 since last year. I mean, we talk, you know. But
16 what we talk about is the same thing. We butt
17 heads, what we're talking about now. It's not
18 friendly. You know, it's not friendly. They are
19 not considering the people that live in our
20 neighborhood.

21 CHAIRPERSON HOOD: Okay.

22 MS. ELLIOTT: I know they're out to make
23 money. I know Eugene Ford Sr. very well. I know
24 what his desires was. We've sat at the same
25 table.

1 CHAIRPERSON HOOD: Okay.

2 MS. ELLIOTT: He is sick now and
3 everything else, but I know what his dream was.

4 CHAIRPERSON HOOD: Okay.

5 MS. ELLIOTT: His dream was below
6 affordable. That's what he wanted there. But
7 everything is changing. As we talk, the people
8 who even stood up at one time when HUD definitely
9 was going to close down the property, the people
10 stood up and they packed the church in order to
11 save the property.

12 CHAIRPERSON HOOD: I think I remember
13 that.

14 MS. ELLIOTT: And I think they deserve a
15 piece of living in this community, a safe place
16 because we have -- they don't talk about -- they
17 talk about the crimes and things, but they don't
18 talk about the good things. We have people in
19 college and everything else. Jobs. We have good
20 people that have jobs.

21 And I just wanted to explain to you right
22 now, we need to talk even further. We need to
23 come together. We don't -- it's not that we don't
24 want them to build. We want a better place.

25 CHAIRPERSON HOOD: Okay.

1 MS. ELLIOTT: We definitely want a better
2 place.

3 CHAIRPERSON HOOD: This is how we get
4 there.

5 MS. ELLIOTT: Yes.

6 CHAIRPERSON HOOD: Because that goes back
7 to what the Vice Chair -- it's kind of scary, she
8 and I agree on the kids. And I heard about
9 moving. But also their surroundings have a lot to
10 do with it also. I didn't go to school for that,
11 but I just know that. So those are some of the
12 things I'm going to press, Ms. Elliott. I'm going
13 to push Mr. Meers and the applicant. And Mr.
14 Tummonds usually comes back very successful. He
15 changed my vote in another case tonight, in our
16 earlier meeting from me voting against it to me
17 voting for it. Was that your case, Mr. -- okay.
18 I want to make sure I give you the right credit.

19 And I believe that to some degree -- you
20 might not get it all, but I think open
21 communication is what I hear from the community
22 and you being a stalwart and work you've done in
23 that community. I think that's deserving.

24 I will push that. We talked about the
25 four and five-bedrooms. One of the things I'm

1 just going to throw out there, this Commission at
2 one time -- and this is something maybe for the
3 applicant to consider. This Commission dealt with
4 tech hotels down here in the City, which was for
5 technology, and it was built to a point where --
6 and I'm not trying to tell you how to build it, or
7 you have to do it. But it was workable for the
8 city. They built those tech hotels which I don't
9 think never took off, and they were able to go
10 back and make them office buildings. That's
11 something that was done in this city and that's
12 something that may be able to look at if the four
13 and five bedrooms -- because we were told, as
14 Commissioner May was talking about the -- I
15 thought I heard 13 families that were already
16 being worked with.

17 But again, we have some questions we want
18 to ask the applicant. How many -- they may have
19 mentioned this already and I just don't remember,
20 but how many vacant units there are. And that
21 tech hotel idea is something that I would think
22 that we need to discover and look at because it's
23 an easy conversion from a technical facility to an
24 office building. That's something that we did,
25 that this city did some years ago. It didn't

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1 really take off, but it did down here on North
2 Capital.

3 But anyway, be as it may, I understand
4 where you're going. We need to have better
5 communication.

6 The residents, and I know they have
7 people representing them. That's great. But for
8 me at the end of the night the people that's
9 representing them, they go home, and we still live
10 in the neighborhood. Because I live in the
11 neighborhood too.

12 MS. ELLIOTT: That's right.

13 CHAIRPERSON HOOD: Okay? So --

14 MS. ELLIOTT: But you know what? When he
15 said 13, we have families -- I mean, really I
16 could break it down. We have families living in
17 one-bedroom apartment with four and five children.

18 CHAIRPERSON HOOD: Okay.

19 MS. ELLIOTT: That's big. I mean,
20 really.

21 CHAIRPERSON HOOD: We're going to get to
22 --

23 MS. ELLIOTT: Yes.

24 CHAIRPERSON HOOD: That's part of that
25 communication. We're going to get to the bottom

1 of that and we're going to see from this
2 perspective in this jurisdiction, see how far we
3 can go. But the key is, we're going to need the
4 community to continue to have conversation with
5 Mr. Meers and the applicant. Okay? That's going
6 to be important. I've seen it work. I've seen it
7 done.

8 Not that you're going to come back 100
9 percent in agreeance, but it will definitely close
10 the gap to where you are now.

11 MS. ELLIOTT: We thank you for that.

12 CHAIRPERSON HOOD: Well, let's work
13 together and make it happen.

14 MS. ELLIOTT: Okay.

15 CHAIRPERSON HOOD: And, Ms. Elliott,
16 thank you for all what you've done. And I
17 appreciate all the testimony from everyone here
18 tonight. Okay?

19 MS. ELLIOTT: Thank you.

20 CHAIRPERSON HOOD: Thank you. Let's see
21 if we have any cross-examination. Does the ANC
22 have any cross? Okay. All right. Thank you very
23 much.

24 (Someone speaking off mic.)

25 CHAIRPERSON HOOD: Oh, I asked the

1 applicant already. No, he said no.

2 Okay. Thank you all very much. We
3 appreciate the testimony.

4 And do me a favor, Ms. Elliott and
5 others, stick around so you can hear our comments
6 again for the applicant. I'm sure we may have
7 some things we might want to see. Okay?

8 Has the representative of the ANC arrived
9 yet?

10 MS. JAMES: Yes, Mr. Chair.

11 CHAIRPERSON HOOD: We started at 7:00.
12 And that's my ANC. But we started at what time?
13 7:00? Oh, we started -- okay, we started at 7:15.

14 Commissioner James, if you can come
15 forward? We've only been waiting an hour and
16 what, 15 minutes?

17 MS. JAMES: Good evening, Commissioners.
18 My name is Regina James. I represent 5C-05, and I
19 am the representative of 5C Commission.

20 I've been here and I listened to the pros
21 and cons, but I'm going to be honest with you.
22 All of us in my community want this project.

23 I heard the expert mention the impact on
24 children. And it bothers me. It bothers me. I
25 think President Frazier of the Brentwood Civic

1 Community Association spoke about the violence.
2 But this has been going on for over 25 years. So
3 it's a systemic problem as it relates to crime.

4 I respect Ms. Frazier, I respect Ms.
5 Elliott, because they're very active in the
6 community. When I spoke with Mr. Meers at our
7 first meeting my question was, because I represent
8 a large senior population there in the Brentwood
9 community, my first question -- we wanted an
10 assisting living facility. We don't have one on
11 this side of Rhode Island Avenue. Most of the
12 assistant living facilities are in upper Northwest
13 or Northwest. So the community got together and
14 said it would be nice if we could have an assisted
15 living facility.

16 But when we started looking in to that,
17 there's a lot of things that go on with an
18 assisted living facility. So, I told Mr. Meers I
19 want the seniors. I know our seniors do not do
20 well when they are displaced.

21 So the Commission stated that they wanted
22 the seniors to live on the property until the
23 senior facility is finished, and then have the
24 seniors move there. We have phenomenal women that
25 live in that community. They've endured much, but

1 I think everybody now wants peace and quiet.

2 Mr. Meers agreed to that, the senior
3 facility to fix that first, and to have the
4 seniors on that property. I think there is about
5 three -- I've met three women that are in their
6 90s, and they look fantastic.

7 So my heart, because my population of
8 people that I represent is overwhelmingly seniors
9 facilities. But in the meeting with Mr. Meers I
10 did ask, because I was concerned, how many
11 grandmothers are raising children. I'm not
12 talking about the testimony where you have two
13 adults, all three adults and one child, or a
14 family here and another two adults and then
15 children. I want to know how many grandparents
16 are raising grandchildren.

17 That concerned me because it reminded me
18 of what Chairman Crop had said back in -- oh,
19 Lord, I'm going to date myself. But back in the
20 mid '90s, where she had a concern, because we
21 realized that we have grandparents raising
22 children. And we'll work with Mr. Meers and to
23 find out what those numbers are because that is a
24 concern.

25 But I'm to the point as my neighbors are,

1 we're a little just kind of tired of all that goes
2 on. And we know there's good people, but
3 everybody operates in fear. We have had an
4 anomaly, and I'm going to just bring this up
5 because it goes to the psychological well-being of
6 not only people that live into the neighborhood,
7 but children and their behavior.

8 It has been an anomaly for a couple of
9 years where we have children, these are children,
10 they run in a pack and they just beat people up.
11 And I've seen this for myself and it's about 40 or
12 50 of them. When I came home from a meeting I was
13 so happy to see the police it wasn't even funny,
14 because people have been hurt in the neighborhood.
15 I tell my seniors to come out early in the morning
16 to do their little exercise. But I would like for
17 them to be home before it gets dark because we
18 have children, these are children that are under
19 16 years of age, running around and they're
20 beating up children. I mean, beating up grown
21 people.

22 And we had a lady move in a condo because
23 they broke her clavicle, and they broke her arm.
24 So you don't expect adults to be afraid of
25 children. But when Ms. Frazier spoke I think she

1 did an excellent job. But we're at the point we
2 just want peace and quiet, and the ability to come
3 and go at any time during the day without any fear
4 of any violence.

5 So all of us are excited about the
6 project. I understand -- I'm not sure about the
7 13 families, Commissioner May indicate is it 13 or
8 is it 100. I'm not really sure of the number.
9 But if we have people that are living together and
10 they are adults, why can't they get their own
11 space? Maybe I'm a little ignorant of that
12 because I heard the gentleman read and it seems to
13 me that they're all grown people, and maybe one or
14 two children that are in the family.

15 And I understand the family unit. But is
16 it possible for them to get their own separate
17 voucher and for both of them to qualify? I'm not
18 sure of the dynamics of what this 13 represents,
19 or 134 represents. But can we find out how many
20 grown people are in there, and maybe they can
21 qualify for their own vouchers, or whatever? I'm
22 not really sure because the numbers are confusing
23 me at this point.

24 So the senior -- Mr. Meers and his
25 organization committed to the seniors. My concern

1 is if the grandparents are raising children, that
2 is another one of the community's concerns. But I
3 think we need to find a way to make all of this
4 work and get the best outcome for all people. And
5 if we're talking about grown people living, and
6 everybody is grown, maybe they can qualify for
7 their own housing and see if Section 8 can do
8 something about that.

9 That's all the Commission has to say.
10 And thank you for your work.

11 CHAIRPERSON HOOD: Okay. Thank you. We
12 do have the Commission's letter but I'm going to
13 ask you a few questions about what you all wrote
14 in here. Some of it is not enforceable by zoning.

15 MS. JAMES: Okay.

16 CHAIRPERSON HOOD: But some of it's, I
17 guess agreement that you all have between the
18 applicant. But anyway, let's open it up. Let's
19 see if any questions of Commissioner James. Any?
20 Mr. Turnbull?

21 MR. TURNBULL: Yeah. Thank you, Mr.
22 Chair. You bring up some good points and one was
23 brought up by party in opposition was talking
24 about seniors and that there's a lot of extended
25 families.

1 MS. JAMES: Uh-huh.

2 MR. TURNBULL: And instead of being
3 pigeonholed that once you're 65 or whatever,
4 you're going to go to a senior housing.

5 MS. JAMES: Uh-huh.

6 MR. TURNBULL: So I think one of the
7 concerns is that seniors ought to be allowed, just
8 like a lot of other families to be able to live
9 with a family. And again, that depends upon the
10 individual. Some seniors are thriving until
11 they're in their 90s, or you know, even until they
12 depart, you know.

13 MS. JAMES: Uh-huh.

14 MR. TURNBULL: And some begin to have
15 dementia or Alzheimer's and have issues.

16 MS. JAMES: Uh-huh.

17 MR. TURNBULL: So it's on a case by case
18 basis. But what we're hearing from the parties
19 that extended families are a key to surviving in a
20 lot of households that a lot of grandparents are
21 very good at taking care of kids too.

22 MS. JAMES: Uh-huh.

23 MR. TURNBULL: So, and I think we're
24 hearing that there ought to be some allowance for
25 extended families.

1 MS. JAMES: Commissioner, have we
2 identified those families?

3 MR. TURNBULL: Well, no. That's part of
4 the issue I think that we need to get the
5 applicant to address.

6 MS. JAMES: Okay. So maybe we can break
7 that down.

8 MR. TURNBULL: Yes.

9 MS. JAMES: We did -- there was a
10 development on Montana. We used to call it
11 Montana Terrace, and that was notorious. The
12 police were afraid to go there. So they redid
13 that development and when they redeveloped and
14 made it like townhouses, they did background
15 checks. They did criminal background checks.

16 And what really fascinates all of us that
17 are not really understanding this whole system is
18 if you have a voucher from a federal government,
19 you're not to participate in any criminal
20 activity. So this is something that we have lived
21 with since drugs -- and I'm going to use this
22 word, invaded the District of Columbia back in the
23 '80s, because Brentwood Village was never like
24 this.

25 But it seems when drugs invaded D.C. it

1 just never left my community. And we're excited
2 about this, and I understand, but we need to
3 identify those people.

4 MR. TURNBULL: Yeah.

5 MS. JAMES: Because when housing
6 developed -- redeveloped Montana Terrace, they --
7 everybody didn't come back. They had to do a
8 background check. They had to pass all the
9 criminal stuff, activity, and there can be no
10 associations to any kind of criminal activity
11 whatsoever. It was very very quiet after that.
12 Very quiet in the neighborhood. And you could see
13 the children playing and all this.

14 Our community just wants peace and quiet.

15 MR. TURNBULL: Thank you.

16 MS. JAMES: Thank you, Commissioner.

17 CHAIRPERSON HOOD: Any other questions or
18 comments?

19 Commissioner James, I guess you're aware
20 that I did work with Montana Terrace.

21 MS. JAMES: Uh-huh.

22 CHAIRPERSON HOOD: On that whole thing.
23 And I will tell you, one of the points that you
24 made that I found not to be necessarily true,
25 we've got to be careful --

1 MS. JAMES: Okay.

2 CHAIRPERSON HOOD: -- when we talk about
3 crime, because we were thinking at that time, in
4 the '90s, that some of the crime was coming from
5 Montana Terrace, and it actually wasn't. It was
6 coming from back on the other side where I live
7 at. So we've got to be very carefully of where we
8 think crime is coming from because it might not
9 all be coming from Brookland Manor. Some of it
10 may be coming from our neighborhoods.

11 MS. JAMES: I understand that, Mr. Chair,
12 but --

13 CHAIRPERSON HOOD: I just think, I wanted
14 to correct that because I don't want everybody to
15 think that all the crime comes from Brookland
16 Manor --

17 MS. JAMES: But I am --

18 CHAIRPERSON HOOD: -- because we need to
19 know what's going on in our neighborhoods.

20 MS. JAMES: Right.

21 CHAIRPERSON HOOD: Okay.

22 MS. JAMES: Mr. Chair, my whole tenure
23 has been with the MPD. I reviewed the police
24 reports.

25 CHAIRPERSON HOOD: I understand that. I

1 understand all that.

2 MS. JAMES: I know the activity that's
3 going on within my own neighborhood.

4 CHAIRPERSON HOOD: Okay.

5 MS. JAMES: Mr. Chair.

6 CHAIRPERSON HOOD: Okay. Let's go back
7 to zoning.

8 MS. JAMES: Uh-huh.

9 CHAIRPERSON HOOD: Okay. I understand
10 that but I just want to caution us when we make
11 those kind of statements.

12 MS. JAMES: Well, when I make those
13 statements I'm speaking of something that I know.

14 CHAIRPERSON HOOD: Okay.

15 MS. JAMES: I've been with MPD in terms
16 of my community --

17 CHAIRPERSON HOOD: Right. Okay.

18 MS. JAMES: -- for over 16 years.

19 CHAIRPERSON HOOD: Now, let me ask this.
20 Is the Commission --

21 MS. JAMES: Uh-huh.

22 CHAIRPERSON HOOD: And I guess this is
23 something you need to take back to the Commission
24 because this is what I'm going to propose to the
25 applicant.

1 MS. JAMES: Okay.

2 CHAIRPERSON HOOD: Is the Commission in
3 favor -- because Ms. Elliott, as you know, you
4 know her --

5 MS. JAMES: Uh-huh.

6 CHAIRPERSON HOOD: -- has been around a
7 long time.

8 MS. JAMES: Uh-huh.

9 CHAIRPERSON HOOD: And those are some of
10 the -- and I heard the discussion between you and
11 Mr. Turnbull. One of the things that I would
12 suggest, and I'm going to suggest --

13 MS. JAMES: Uh-huh.

14 CHAIRPERSON HOOD: -- is that the
15 applicant, the party in opposition, especially Ms.
16 Elliott, not necessarily Mr. Merrifield, even
17 though I know he represents, I want the people who
18 live there and who are going to be there after
19 everybody goes home --

20 MS. JAMES: Yes, sir.

21 CHAIRPERSON HOOD: -- and the lights cut
22 out.

23 MS. JAMES: Yes, sir.

24 CHAIRPERSON HOOD: And if I wasn't on the
25 Commission I would join in.

1 MS. JAMES: Uh-huh.

2 CHAIRPERSON HOOD: But I'm on the
3 Commission so I won't be joining in.

4 MS. JAMES: Uh-huh.

5 CHAIRPERSON HOOD: But I want you,
6 Commissioner James, Ms. Elliott, Mr. Meers to have
7 a conversation. You all figure out how we can
8 work this out. Not that we're going to be holding
9 hands, but how we can get closer. How many vacant
10 apartments are there? We need to figure out what
11 you said about, are there grown people living
12 there, or maybe we need to do something else. We
13 need to work that out, or try to come closer
14 together.

15 That's what I'm going to ask the
16 applicant to do.

17 MS. JAMES: Uh-huh.

18 CHAIRPERSON HOOD: And I want to know,
19 are you agreeable to that, along with Ms. Elliott?

20 MS. JAMES: Oh, definitely, sir.

21 CHAIRPERSON HOOD: Okay. Okay.

22 MS. JAMES: Because I don't -- I have a
23 concern for grandparents, outside of the seniors,
24 grandparents that are raising children. I'm not -
25 - when you have grown people, I don't know how

1 many people that are grown that are in these
2 facilities and these apartments, and if they can
3 qualify on their own and get their own housing.

4 CHAIRPERSON HOOD: Okay. The let me ask
5 you this. Are there any zoning issues that the
6 ANC has? Because I have not hear any.

7 MS. JAMES: No.

8 CHAIRPERSON HOOD: Okay. So you are fine
9 with the density, you're fine with what's being
10 proposed?

11 MS. JAMES: The Commission certainly
12 grilled Mr. Meers when he appeared before us. And
13 I think the resolution is byproduct of what was
14 brought out in the Commission.

15 CHAIRPERSON HOOD: So you wrote --

16 MS. JAMES: And Mid-City Financial
17 appeared before us.

18 CHAIRPERSON HOOD: So you wrote this
19 resolution?

20 MS. JAMES: I wrote the resolution and
21 the Commission approved it.

22 CHAIRPERSON HOOD: Okay. All right.
23 Let's see if there are any other questions up
24 here. Not any?

25 Does the applicant have any questions?

1 MR. TUMMONDS: No questions.

2 CHAIRPERSON HOOD: Does the party in
3 opposition have any questions? Oh, Commissioner
4 Miller.

5 MR. MILLER: I just wanted to ask a
6 question, Mr. Chairman, thank you. Thank you for
7 your testimony. Thank you for the ANC resolution.
8 I think it makes a lot of good points that we
9 should try to address this as completely as we can
10 in terms of what's enforceable.

11 I just wanted to ask you just the same
12 thing that I asked Ms. Elliott in terms of the
13 increased -- the original proposal had a larger
14 number and denser number of units, and this Office
15 of Planning raised some concerns about the density
16 level --

17 MS. JAMES: Uh-huh.

18 MR. MILLER: -- because the Comprehensive
19 Plan designations, land use map designations which
20 called for a more moderate. And then there was
21 talk about -- and then so they asked them to come
22 acknowledge with a different proposal where they
23 reduced the number of units and reduced the total
24 number of units by almost 500.

25 And there was talk that the Office of

1 Planning and the applicant would be working along
2 with the community and during the Comprehensive
3 Plan process that's going to be happening in the
4 next couple years --

5 MS. JAMES: Uh-huh.

6 MR. MILLER: -- to increase density on
7 the land use map of the comp plan so that this
8 project as it goes forward in later stages might
9 be able to have the more units, or maybe more
10 market rate units that could subsidize more of the
11 lower income units.

12 So when you took action in your
13 resolution you supported the plan that had the
14 larger number of units.

15 MS. JAMES: Yes, Commissioner, and I'll
16 tell you why. Across the street there was a high
17 rise building that -- almost about the same height
18 that Mr. Meers was looking to build. That
19 building is no longer standing. They tore it down
20 and it's a vacant lot at this point.

21 But it was about the same height as the
22 facility that he was proposing. So I didn't see
23 any problems with the density whatsoever.

24 MR. MILLER: Thank you for your
25 testimony. Thank you for all the work that you

1 do.

2 MS. JAMES: Thank you, Commissioner.

3 CHAIRPERSON HOOD: Are you talking about
4 the area right next to the fire department?

5 MS. JAMES: Yeah, that apartment
6 building.

7 CHAIRPERSON HOOD: Okay. All right. We
8 already asked if there's any cross. Okay. All
9 right. Thank you very much. We appreciate your
10 testimony.

11 MS. JAMES: Thank you, Commissioners.

12 CHAIRPERSON HOOD: Okay. Mr. Tummonds,
13 let's see how much rebuttal you have and --

14 MR. TUMMONDS: Very small.

15 CHAIRPERSON HOOD: Okay. And you heard
16 some of the ideas we were talking about doing?
17 Okay.

18 MR. TUMMONDS: Yes. Thank you. We'll
19 just have two witnesses here in rebuttal. Our
20 first witness is Mr. George Caruso of Mid-City
21 Financial, and Mr. Caruso will address the
22 question that Mr. May asked of the party opponents
23 earlier this evening.

24 Mr. Caruso.

25 MR. CARUSO: Good evening, Commissioners.

1 Commissioner May, let me see if I can shed some
2 light on the situation that we have.

3 As part of the operation here each year
4 every family and residence at Brookland Manor
5 needs to deliver to us and sign off on a statement
6 of family income and family composition. In
7 putting together our proposal here, and you see it
8 in the second submission, I'm the fellow who
9 developed the number of what households are where.

10 The short answer is a number of the
11 larger units at this point are occupied by fairly
12 small families. In most cases it's because the
13 family is either split or adult children have left
14 the household. In fact, in reviewing the data we
15 have one four-bedroom apartment at the moment that
16 is occupied by one person who is 72 years of age
17 and the adult children moved out a couple of years
18 ago.

19 The way in which we look at this and the
20 way HUD subsidizes it and sets their requirements
21 is two persons per bedroom. As we go to
22 repopulate it, that's how we arrived at the 13
23 units. We have 13 units that have populations of
24 more than -- that would be larger than fit inside
25 a three-bedroom unit. Does that address your

1 question, Commissioner May?

2 MR. MAY: Well it explains a phenomenon
3 that could explain it. It doesn't sort of give it
4 to us in the numbers. Can you actually provide
5 numbers?

6 MR. CARUSO: We can -- yes, sir. I have
7 the --

8 MR. MAY: The number?

9 MR. CARUSO: We have the numbers we can
10 submit to you. We can redact the names.

11 MR. MAY: Yeah.

12 MR. CARUSO: And the unit numbers, but --

13 MR. MAY: Just some sort of breakdown so
14 we understand. Yeah.

15 MR. CARUSO: I, in fact, did a full
16 review and looked at every one of the 500 and --

17 MR. MAY: Yeah. Okay.

18 MR. CARUSO: 501 certifications --

19 MR. TUMMONDS: Yeah, we'll provide that
20 for the record.

21 MR. CARUSO: -- at the property. We can
22 provide the table to you.

23 MR. MAY: That would be helpful. Thank
24 you.

25 MR. CARUSO: Shows the family

1 composition. Thank you.

2 MR. TUMMONDS: And our second witness
3 this evening will be Mr. Meers.

4 MR. MEERS: Thank you, Commissioners. I
5 also want to thank Ms. Elliott, Pastor Washington,
6 and Ms. Johnson for their remarks. And I'll start
7 off by saying that I agree with a great number of
8 them and I also understand their anxiety about the
9 change and what's in front of us because as we all
10 sit here there's a lot of ambiguity. And part of
11 the reason why we elected to go with the two-stage
12 PUD process was just to establish some basic
13 framework so that we could work with our residents
14 on the tenant relocation plan in a way that met
15 everyone's needs.

16 So I'm not a big person getting into work
17 games or semantics, so I want to be as clear as I
18 can about our general commitments. We honor,
19 respect and acknowledge the rights of our
20 residents, and hope that they will remain at
21 Brookland Manor to shape and contribute to our
22 Northeast community.

23 And to that end we've committed to that
24 we're going to keep the Section 8 contract in
25 perpetuity. So that's 373 units. Additionally

1 we've committed that anyone with a DCHA Housing
2 Choice Voucher will be -- not have the ability but
3 will have the opportunity to remain. There will
4 not be any -- I'm trying to pay attention,
5 Commissioner Hood. There will not be any gothcha
6 credit checks or unusual hurdles. We have our
7 lease document, and we have our annual
8 certifications that Mr. Caruso referred to. And
9 in the normal course of things they need to
10 certify their income and certify their household
11 size.

12 Their rent obligation prospectively will
13 be 30 percent of their certified income, as it is
14 now. Even though the new apartments will be full
15 amenitized (sic). So the rent remains the same.

16 And so all residents in good standing
17 shall have the opportunity to return. And when
18 relocations do occur ownership will pay for all
19 packing and moving expenses, and will make sure
20 that it's done in a first class manor with as few
21 inconveniences as possible.

22 And I want to get into an additional line
23 of rebuttal. And it refers to the new community's
24 initiative.

25 In 2005 the District launched the New

1 Community's Initiative. While the renovation of
2 Brookland Manor is not a new communities project,
3 Mid-City has endeavored to incorporated many of
4 the principles of this program in shaping our PUD
5 and zoning map amendment application. The New
6 Communities Initiative has been governed by four
7 principles. Build first, and I heard that from
8 our residents, which we've committed to do.
9 Opportunity to stay and return, which we've also
10 committed to do. Mixed income housing, which is a
11 hallmark of the new community. And finally, a one
12 for one replacement.

13 In response to questions about why New
14 Communities Initiative has not yet been
15 successful, last year DMPED hired a consultant to
16 review the new communities program and develop a
17 set of recommendations on how to move the program
18 forward.

19 In August of 2014 a report by Quadel
20 Consulting and Training was issued. Pertinent
21 sections of the August 2014 report have been
22 submitted into the record this evening.

23 One of the recommendations included in
24 that report deals with the concept of replacement
25 units. As noted on page 12 of the report, quote,

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1 "It should be understood that this principle, one
2 for one replacement, does not intend that
3 replacement units will mirror the demolished units
4 by bedroom size. One for one replacement has not
5 been fully understood and may require
6 clarification. It was not intended to entail the
7 construction of housing developments that exactly
8 mirror the unit mix the existing public housing.
9 Nor can the mix of new housing be built to fit the
10 households in the current population." Unquote.

11 The Quadel Report recommends that, quote,
12 "The initiative should consider the need to serve
13 a residence as to their replacement preferences,
14 with options including potential for a voucher.
15 Especially for a large family." This is in fact
16 exactly what we have done and will do in this
17 case, and we will do it with the senior housing
18 component as well.

19 As I noted in my testimony last week,
20 we've analyzed the current demographics of the
21 four and five bedroom households and have
22 determined that 13 households cannot be
23 accommodated in a three-bedroom unit. As noted we
24 will work with these families in the coming months
25 and years to determine what their needs and

1 preferences may be. Thank you for your
2 consideration.

3 MR. TUMMONDS: That concludes our
4 rebuttal testimony.

5 CHAIRPERSON HOOD: Okay. Thank you very
6 much. Does anybody have any questions up here?
7 Mr. Turnbull.

8 MR. TURNBULL: Yeah. Thank you, Mr.
9 Chair. We heard some comments that there are
10 families in maybe one and two-bedroom apartments
11 that have quite a -- have a larger number of
12 people living in them than you would normally
13 find. Have you looked at that, that some of those
14 could be eligible then for a four-bedroom or
15 three-bedroom units?

16 MR. MEERS: Is that addressed to me?

17 MR. TURNBULL: Yes. Oh, anybody. You
18 can throw it any way.

19 MR. MEERS: As I indicated when I was
20 here last Thursday, I made the point that just as
21 we have families in four and five-bedrooms who may
22 not need four and five-bedroom accommodations, we
23 also have families in one-bedrooms who may need
24 additional space and bedrooms.

25 MR. TURNBULL: But you haven't really --

1 I mean, you had earlier said there's 13 families
2 you're looking at that need four-bedroom. But
3 does that include the ones that are in the one and
4 two-bedroom units that may be over populated, or
5 more than -- that are living in a unit that really
6 can't sustain them?

7 MR. MEERS: I don't believe any of the 13
8 are one-bedroom apartments that are populated with
9 more than six people. But there are one-bedroom
10 apartments where there are far more than two
11 people.

12 MR. TURNBULL: Okay. So you're going to
13 compile a --

14 MR. TUMMONDS: We can do that analysis as
15 well, when we submit the information that Mr. May
16 requested.

17 MR. TURNBULL: Okay. Okay. The other
18 thing I had started to ask before was about
19 extended families, that you often have a senior, a
20 grandparent who very capable of living with
21 another -- with their either daughter or son who
22 has got several children. And when you look at
23 that and you have -- you know, maybe it's like a
24 grandfather and his daughter and she's separated
25 from her husband or something and got three kids

1 or whatever, when you look at that and the
2 granddaughter -- maybe the daughter is working,
3 her salary is what you're looking at for -- but do
4 you also then count the grandfather's Social
5 Security coming in? Does that get -- does that
6 then send -- does that put them out of the market
7 for living in a place like this?

8 MR. CARUSO: Not necessarily. The family
9 composition, we look at every household member
10 beyond 18 years of age in terms of their income.

11 MR. TURNBULL: Okay.

12 MR. CARUSO: Below 18 their income
13 doesn't count, but above 18 it does. And if you
14 have a two-generation family like you're talking
15 about, the grandfather's Social Security and/or
16 pension and/or other benefits would be considered
17 in setting the rent. Yes, sir.

18 MR. TURNBULL: Okay. So extended
19 families are not out of the question then, in the
20 revitalization of Brookfield Manor (sic) then. So
21 I mean, you see that as a positive factor in going
22 forward then?

23 MR. CARUSO: Yeah.

24 MR. TURNBULL: Okay. Okay. So you're
25 committed to at least trying to stabilize the

1 family unit, whatever size it is in the community.

2 MR. CARUSO: Yeah, the one exception that
3 we would note to that is in a couple of the cases
4 of the four-bedroom units we have
5 multigenerational families where we can break the
6 family up and give them two units as we --

7 MR. TURNBULL: Oh, I see. Okay.

8 MR. CARUSO: -- resort things.

9 MR. TURNBULL: Okay.

10 MR. CARUSO: Where you would have one
11 generation in one apartment home and a second
12 generation in a second apartment home. That's one
13 way of handling the large family issue.

14 MR. TURNBULL: And the proximity would be
15 as close as you could make it, or you would work -
16 -

17 MR. CARUSO: Well, typically since we'd
18 be occupying new units in new buildings --

19 MR. TURNBULL: You have that flexibility.

20 MR. CARUSO: -- we would probably try to
21 put them next door, across the hall, or something
22 like that.

23 MR. TURNBULL: Okay.

24 MR. CARUSO: I've done that in other
25 buildings in earlier circumstances.

1 MR. TURNBULL: Okay. Thank you.

2 CHAIRPERSON HOOD: Let me ask. Has that
3 been conveyed to some of the people that we've
4 heard? Has that been mentioned in the
5 discussions?

6 MR. MEERS: That's been included in a
7 great many of our conversations and also in our
8 documentation that we would entertain splitting
9 households where desirable in consultation with
10 the residents and figuring out what their
11 preferences are.

12 CHAIRPERSON HOOD: Okay. When you meet
13 with the resident do you have a good attendance?

14 MR. MEERS: No. Not in my estimation,
15 no.

16 CHAIRPERSON HOOD: Okay. What would you
17 say? Five? Six?

18 MR. MEERS: At the Resident Association
19 meetings there are usually 10 or 12.

20 CHAIRPERSON HOOD: Okay.

21 MR. MEERS: Residents. And the open
22 community meetings have been less well attended,
23 relatively speaking.

24 CHAIRPERSON HOOD: So basically everybody
25 is not getting the correct information, or getting

1 any information?

2 I'm not saying it's on your part.

3 MR. MEERS: Yeah.

4 CHAIRPERSON HOOD: But if they don't show
5 up they can't get the information if they don't
6 show up, right?

7 MR. MEERS: I've found that we have
8 communicated to our residents with mailers, as has
9 the Resident Association. But I don't think that
10 there is tremendous participation in the community
11 despite outreach by us --

12 CHAIRPERSON HOOD: Uh-huh.

13 MR. MEERS: -- and Ms. Elliott and her
14 team also.

15 CHAIRPERSON HOOD: Well, do you think
16 that Ms. Elliott and others who at least are
17 participating would have more of a comfort level
18 of what I'm hearing here tonight? And I'll tell
19 you why. I've dealt with a number of other cases
20 what I will say to you, Mr. Meers, like I said
21 this previously, Ms. Elliott, I've watched him,
22 he's been here with other cases. He just recited
23 back to me another issue I had with another case
24 about the relocation issue. He just said the
25 exact same thing, which I support.

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1 So I think that -- do we need to have
2 that conversation? And I can tell you this, a lot
3 of applicants in this city are not often what I'm
4 hearing here for the first time. We usually have
5 to drill it. We have to drill it and get it. And
6 I think most people who come down here enough know
7 that's what we do. And you obviously knew when
8 you came in here that one of the issues that
9 you've heard while you were sitting in the
10 audience was relocation. You heard that loud and
11 clear from this Commission in other cases. Am I
12 correct?

13 MR. MEERS: You are correct. And you're
14 also correct that we agree on far more issues than
15 we disagree on. But we've just gotten sort of
16 stuck here on the last couple of issues.

17 CHAIRPERSON HOOD: Okay. But I believe
18 if we continue to have those conversations, I
19 think the Commissioner and the President of the
20 Brentwood Association have said that -- I think
21 even Ms. Elliott, are looking forward to the
22 development. It's just how we craft it and how we
23 get it in, and make sure people have not the
24 ability, but the opportunity to be able to return.
25 So, Vice Chair Cohen?

1 MS. COHEN: Yeah, I just want to make
2 sure I understand something because you have
3 Section 8 project based, you have vouchers from
4 the Housing Authority, and those require
5 certification. I think it's not annually anymore.
6 Isn't it every other year?

7 So there are certain things that people
8 are stating --

9 MR. CARUSO: We're still doing annuals.

10 MS. COHEN: You're doing annuals?

11 MR. CARUSO: Yes.

12 MS. COHEN: Okay. But people are stating
13 how many people are in that unit and how much
14 they're making, and so that your information would
15 reflect what you have on file because you're
16 getting federal subsidies and city subsidies.

17 MR. CARUSO: Yeah, Commissioner Cohen,
18 that's absolutely true and the resident -- the
19 head of household signs an affidavit to the effect
20 that the information contained is accurate.

21 We confirm the income information. We
22 concern certain of the other information. The
23 housing composition, in other words the family
24 size, we rely upon them to disclose it.

25 MS. COHEN: Okay. I just wanted to make

1 sure that I was not in never-never land.

2 MR. CARUSO: No, you're in the same place
3 we are. And DCHA has been very helpful to us to
4 allow us to have everybody on an annual schedule.

5 CHAIRPERSON HOOD: Okay. Commissioner
6 Miller.

7 MR. MILLER: Thank you, Mr. Chairman. As
8 part of the demographic or statistical information
9 that you're going to provide in response to
10 Commissioner May's question about who anonymously
11 is in the larger units. If you could provide,
12 also, the demographics on the multigenerational
13 families that are in existing units and how many
14 of them are grandparents with grandchildren. Just
15 grandparents with grandchildren, and how many are
16 -- if you have it. It seems like you might have
17 it because you said you surveyed all --

18 MR. CARUSO: I have the family
19 compositions and I have the ages.

20 MR. MILLER: Yeah.

21 MR. CARUSO: And I can kind of imply who
22 is a grandparent --

23 MR. MILLER: Yeah.

24 MR. CARUSO: -- given the ages. Yes, we
25 can. We don't have that assembled in a document

1 at the moment, Commissioner Miller, but if you
2 give me a couple of days I can assemble it in a
3 document and we can get it in to you.

4 MR. MILLER: I think that would be
5 helpful and --

6 MR. CARUSO: The multigenerational part
7 we didn't break down. We only broke down the
8 family composition, not the multigenerational
9 part.

10 MR. MILLER: And I think something that
11 memorializes what you just indicated in your
12 rebuttal testimony or response to questions as to
13 how you're going to address, you know, try to be
14 sensitive to multigenerational families, whether
15 they stay together or whether you have them in
16 proximate new units together. So I think that
17 that, if we have that and memorialized, that would
18 be helpful as well.

19 CHAIRPERSON HOOD: A number of that, Mr.
20 Tummonds, we'd like to see in that proposed order
21 even though, you know, that was alluded to is
22 memorialized.

23 MR. TUMMONDS: Yes, absolutely.

24 CHAIRPERSON HOOD: All right. Any other
25 questions up here?

1 Okay. Cross on rebuttal only. ANC, you
2 have any cross on rebuttal? Mr. Merrifield, you
3 have any cross on rebuttal?

4 MR. MERRIFIELD: The -- sorry.

5 CHAIRPERSON HOOD: You want to identify
6 yourself?

7 MR. MERRIFIELD: The proposed new bedroom
8 sizes --

9 CHAIRPERSON HOOD: Please identify
10 yourself.

11 MR. MERRIFIELD: Sorry. William
12 Merrifield, authorized representative of the party
13 opponent.

14 The new proposed bedroom sizes for the
15 affordable units, when will we get those?

16 MR. MEERS: Most likely at the second
17 stage PUD. At a time when we firm up our
18 relocation plan and make additional progress with
19 our planning efforts.

20 Just to be clear, no resident is being
21 asked to do anything right now.

22 MR. MERRIFIELD: So it's sort of
23 difficult to assess. I would think. Is it not
24 difficult to assess current displacement numbers
25 when we don't know the proposed new bedroom sizes?

1 MR. MEERS: Yes.

2 MR. MERRIFIELD: Yes. So none of us can
3 really know for certain tonight how many people
4 will or will not be displaced until we know how
5 many of those four-bedroom units can be three-
6 bedroom units.

7 MR. MEERS: Yeah. I want to repeat my
8 testimony that we have committed to retain the
9 Section 8 contract and to provide every person in
10 residence with the opportunity to return with no
11 gotcha credit checks or the like. It's an
12 absolute commitment, it's a general principle, and
13 I'm not trying to duck the question but we need to
14 have greater certainty from the Zoning Commission
15 as to what our Stage 1 PUD will look like, and
16 then we'll formulate our plans for subsequent PUD
17 applications.

18 MR. MERRIFIELD: Do you have an idea
19 after the senior units are built, and I'm sorry,
20 how many bedroom sizes are the senior units going
21 to be?

22 MR. MEERS: It will be a mix of ones and
23 twos. We thought somewhere on the order of, I
24 thought it was 75 or 80 -- the building has not
25 been designed, but I would expect it would be 75

1 to 80 percent one-bedrooms and 20 to 25 percent
2 twos. But we'll do that in consultation and in
3 discussions with our residents based upon a review
4 of the census and once we figure out what the
5 references of our residents are.

6 MR. MERRIFIELD: Okay. And will families
7 who are living in the project based units now with
8 seniors, they will have the opportunity to have
9 another unit if they don't qualify -- well,
10 they're not going to qualify for the senior units,
11 correct? The senior units are just going to be
12 for seniors?

13 MR. MEERS: Right now we envision it will
14 be 62 and over, yes.

15 MR. MERRIFIELD: Okay. And that will
16 take up 200 units proposed?

17 MR. MEERS: I testified on Thursday that
18 the building hadn't yet been sized but we thought
19 it would be in the 150 to 200 unit range.

20 MR. MERRIFIELD: Okay. And the number of
21 households on site right now is 490, correct?

22 MR. MEERS: I testified on Thursday and I
23 haven't updated it since then, but as of then it
24 was 486 units and that doesn't include the
25 management units.

1 MR. MERRIFIELD: Okay. And if we --

2 CHAIRPERSON HOOD: Mr. Merrifield, most
3 of this -- the questions are supposed to be on
4 rebuttal. And what we heard tonight was -- I
5 don't want to keep hearing Mr. Meers say what he
6 testified on Thursday because you had a chance to
7 cross-examine that. So I'm asking you to cross-
8 examine him on rebuttal, of what he just -- the
9 comments you just heard on rebuttal. That's why
10 it's cross on rebuttal.

11 MR. MERRIFIELD: Yeah, I understand. I
12 thought we talked about bedroom sizes on rebuttal,
13 and displacement on rebuttal. I'm trying to get
14 to those issues.

15 CHAIRPERSON HOOD: Continue. I'm not
16 saying I agree with you. Just continue.

17 MR. MERRIFIELD: So I'm sorry, Mr. Meers,
18 you said as of your last count how many households
19 in place?

20 MR. MEERS: Okay, I'm going to answer one
21 more time. As of last Thursday it was 486
22 occupied units. In addition there are management
23 and MPD units on top of that that are within our
24 control.

25 MR. MERRIFIELD: Okay.

1 MR. MEERS: So that was as of May the
2 7th.

3 MR. MERRIFIELD: Okay. So if between 150
4 and 200 units will be taken up with senior citizen
5 units --

6 MR. TUMMONDS: I think this is not truly
7 rebuttal of the discussion that was -- the
8 testimony that was provided tonight. This is
9 again, testimony. I think we're not really going
10 over new areas. I think all of this issue has
11 been clearly put forth by the Zoning Commission
12 and I think we should better focus on the actual
13 testimony this evening.

14 CHAIRPERSON HOOD: What I'm going to do,
15 Mr. Tummonds, I'm going to let him finish the
16 question and then I'll see if I'm going to uphold
17 your abstention.

18 MR. TUMMONDS: I understand. Okay.

19 CHAIRPERSON HOOD: Finish your question.

20 MR. MERRIFIELD: Okay.

21 CHAIRPERSON HOOD: Unless you know what
22 you was doing. Okay?

23 MR. MERRIFIELD: Sure. Of the 373
24 project based units, 200 -- between 150 and 200
25 will be seniors, correct?

1 MR. MEERS: That's what we anticipate,
2 yes.

3 MR. MERRIFIELD: Okay. So that leaves
4 how many of those -- if we take --

5 CHAIRPERSON HOOD: That's not -- you know
6 what? I'm going to rule that question. You know,
7 I'm not going to let you finish it.

8 MR. MERRIFIELD: I'm trying to get to the
9 point, there's going to be more than 13 families
10 displaced.

11 CHAIRPERSON HOOD: Hold on, hold on,
12 here's the thing. I want you to get to the point.
13 Don't take me --

14 MR. MERRIFIELD: Chairman Hood, it's
15 tough --

16 CHAIRPERSON HOOD: Don't take me to Yama
17 to get to Prama. Get me to Prama.

18 MR. MERRIFIELD: -- to get to the point
19 when I can't continue my train of thought --

20 CHAIRPERSON HOOD: Hold on, let me talk.
21 Let me talk.

22 MR. MERRIFIELD: -- with these numbers.

23 CHAIRPERSON HOOD: Okay. Let me talk.
24 Don't take me to Yama to get to Prama. Just take
25 me to Prama. Ask the question that you have for

1 rebuttal only. Don't take me down a long list of
2 testimony. We were here Thursday. We heard it.
3 We have the record in front of us. Go to the
4 questions that Mr. Meers talked about on rebuttal.

5 MR. MERRIFIELD: Mr. Meers, you testified
6 there would be 13 units, 13 households that right
7 now would not be currently housed under the
8 proposed plan, correct?

9 MR. MEERS: I testified to that on
10 Thursday. Mr. Caruso just testified to that 10
11 minutes ago, yes.

12 MR. MERRIFIELD: Okay. And Mr. Cruise
13 testified that some families from the senior units
14 would have to be split up, correct?

15 MR. MEERS: They wouldn't have to be
16 split up. They would have the election.

17 MR. MERRIFIELD: Sure. So I thought he
18 said that there would be two and two placements,
19 correct?

20 MR. MEERS: It's possible, but that calls
21 for speculation.

22 MR. MERRIFIELD: Okay. So I guess my
23 point that I'm getting to is, if we have two and
24 two replacements we start overlapping on these
25 numbered units, correct?

1 MR. MEERS: Try explaining that again if
2 you would?

3 MR. MERRIFIELD: You know what? I'm
4 good. I think we've exhausted the issue. I don't
5 know that we're going to get to where we need to
6 be without knowing the proposed bedroom sizes.

7 CHAIRPERSON HOOD: Again, let me just
8 inform everyone. I don't know if Mr. Merrifield
9 is telling the folks in opposition, I mean, those
10 who are opponents. As was stated, this is a first
11 stage. This is a first stage and I will tell you,
12 Ms. Elliott and others, if you all want to know
13 what a first stage is, just come down and ask the
14 office. The office will tell you, what does the
15 Zoning Commission do in the first stage? I always
16 tell people, do your own homework. Okay?

17 This office is open from what time, Ms.
18 Schellin?

19 MS. SCHELLIN: 8:30 to 5:00.

20 CHAIRPERSON HOOD: 8:30 to 5:00. And you
21 don't need anybody to come down here with you.
22 You can tell them Anthony Hood asked you to come
23 down here and learn about what a first stage PUD
24 is. I would encourage those in opposition to do
25 that. Okay? All right.

1 MR. MERRIFIELD: And we've explained what
2 a first stage PUD is, Chairman Hood.

3 CHAIRPERSON HOOD: I appreciate that, but
4 they can also come down on their own and do their
5 own homework.

6 MR. MERRIFIELD: All right. Thank you.

7 CHAIRPERSON HOOD: Okay?

8 MR. MERRIFIELD: Yeah.

9 CHAIRPERSON HOOD: All right.

10 MR. MERRIFIELD: Yeah. Can they meet
11 with their lawyer when they talk to the developer?

12 CHAIRPERSON HOOD: I don't have nothing
13 to do with none of that.

14 MR. MERRIFIELD: All right. Thanks.

15 CHAIRPERSON HOOD: All right. Again, for
16 those who know me in the neighborhood, come down
17 to the office and talk to the office and learn
18 what a first stage PUD is. Okay?

19 All right. Mr. Tummonds, you have any
20 closing?

21 MR. TUMMONDS: Very briefly. Thank you
22 for your time on this second evening. We believe
23 that the application we've presented in a written
24 submission and testimony fully satisfies the Stage
25 1 PUD evaluation standards enumerated in the

1 Zoning Regulations.

2 We are abiding by the principle of build
3 first, as discussed by Mr. Meers. We have a
4 complete and thorough tenant relocation plan and
5 construction phasing plan, and we have made a
6 significant affordable housing commitment in this
7 application. This project has received the
8 support of OP and DDOT. This project has received
9 the unanimous support of ANC 5C, as well as
10 significant support from neighboring community
11 organizations, religious institutions and
12 community members. Therefore, we ask that the
13 Zoning Commission approve this Stage 1 PUD
14 application. We thank you for your consideration.

15 CHAIRPERSON HOOD: Okay. Thank you very
16 much. We appreciate everyone's participation.
17 Let's see, are there any things that we asked -- I
18 know there were some things that we asked for.
19 Ms. Schellin, you want to run down the list with
20 Mr. Tummonds?

21 MS. SCHELLIN: I will. For the Office of
22 Planning Commissioner Cohen asked OP to check with
23 D.C. Water and the police department and make sure
24 all is well with this project.

25 And then Commissioner May asked -- this

1 is now going back to the applicant. Commissioner
2 May asked how many stage 2s are expected to be
3 filed, asked them to nail down that. With the
4 first Stage 2 filing he'd like the traffic study
5 and other information typically filed with the
6 consolidated PUDs to be filed. I think that's
7 just more or less a statement for future filings.

8 Commissioner May also would like for them
9 to address infrastructure along Rhode Island
10 Avenue, the walk to the Metro.

11 Commissioner May asked that, so that they
12 might need to look at the parking numbers at Stage
13 2. Right now it's over parked, so that's more of
14 when they get there.

15 Commissioner May suggests that the pallet
16 not be limited to the renderings shown on the
17 cover page of the PowerPoint presentation.

18 MR. MAY: That's really not relevant for
19 follow-up right now.

20 MS. SCHELLIN: No? Not for now. Okay.
21 Commissioner Turnbull asked for a bird's eye
22 rendering; that the bird's eye rendering needs to
23 be updated with the height change.

24 Commissioner Turnbull also asked for
25 phasing diagrams for each block. Commissioner

1 Turnbull asked for good views down the alley when
2 they get to that stage, so I guess that's not
3 relevant for now.

4 Commissioner Turnbull stated that the C-
5 2-A areas down Montana and Brentwood, the housing
6 across the street, when you get to those think
7 about the relationship, about the heights and the
8 setbacks. Think about blending in to what's in
9 that area. Guess that's not really for this stage
10 either.

11 Commissioner Miller considered doing more
12 on the affordable units or lowering the AMI to get
13 all at 60 percent.

14 Commissioner Hood stated that traffic
15 will be looked at, at each stage as this project
16 develops along the way at each stage 2.

17 Commissioner Hood asked for a perspective
18 of the project in the surrounding area, what it's
19 going to look like.

20 Commissioner Hood asked for a list of
21 what hasn't been agreed on yet with the ANC.

22 CHAIRPERSON HOOD: From what I heard
23 tonight everything they hold in hand. So we don't
24 have to worry about that.

25 MS. SCHELLIN: Okay.

1 CHAIRPERSON HOOD: Am I right,
2 Commissioner James? Okay. So we don't have to
3 worry about that.

4 MS. SCHELLIN: I'm not exactly sure what
5 is looked for here, but the applicant, the party
6 in opposition, the ANC meet and figure out how
7 many vacant units there are, who is living in the
8 units currently, and are their grandparents
9 raising children versus grownups living in the
10 units that could qualify for their own. I think
11 that's more or less some information that the
12 applicant is going to provide.

13 CHAIRPERSON HOOD: Right. I'm not -- let
14 me just interrupt. Let me let you finish. Yeah,
15 because I'm not sure about that last one.

16 MS. SCHELLIN: A breakdown of the larger
17 units and the smaller units that they may qualify
18 for -- the breakdown of the larger units that
19 Commissioner May asked for, you know, how many
20 larger units there are. And then the smaller
21 units that have more people in it where they may
22 qualify for larger units. They're going to
23 provide a breakdown.

24 Commissioner Miller asked for, that they
25 provide demographics on the multigenerational

1 families in the units and how they're going to
2 address the multigenerational families; whether
3 they stay together or be broken into two units
4 that will be housed close together; Commissioner
5 Hood and Commissioner Miller asked for that.

6 CHAIRPERSON HOOD: Also just ask, Mr.
7 Tummonds, Vice Chair Cohen mentioned that there
8 are some certifications that can be given to help
9 us quantify some of those numbers. I believe.
10 I'm not
11 sure. She's the expert on this, so.

12 MR. TUMMONDS: Sure.

13 MS. COHEN: Yeah, I mean --

14 MR. TUMMONDS: The annual information
15 that --

16 MS. COHEN: Yeah. Yeah, that you give to
17 --

18 MR. TUMMONDS: Yeah. I had one other
19 thing and I'm not sure if -- Commissioner Cohen at
20 one time had asked for us to come back with an
21 answer about why people are not building four and
22 five-bedroom units. I don't know if that was a
23 hypothetical question or --

24 MS. COHEN: I know why. I think it's
25 important for the Commission to understand that.

1 MR. TUMMONDS: So you do want us to
2 address that?

3 MS. COHEN: Yes. I think that's a good
4 point.

5 CHAIRPERSON HOOD: Okay. Commissioner
6 Miller.

7 MR. MILLER: I asked for an illustrative
8 drawing. I know it's only a concept at this
9 point, but just so I can better understand the
10 concept of the pedestrian walk, and if that's --
11 I'd like to understand that better to make sure
12 that it's safe, that it's going to be active and
13 that kind of thing.

14 CHAIRPERSON HOOD: And the other thing
15 is, if we can continue, Mr. Meers, to have those
16 discussions with the ANC. I know you all are
17 agreeing, but also include Ms. Elliott and others
18 who are in opposition, to try to continue to have
19 those conversations. And I know this is first
20 stage. You have the second stage, you all
21 continue. But I think the more you have those
22 dialogs the more you can kind of close some of
23 those gaps. And the more that understand I think
24 it would be a lot better for those who have that
25 uncertainty, and who are fearful because at the

1 end of the day as, you know, we're talking about
2 changing lives. So we need to make sure that
3 people have a comfort level as they enter into
4 these agreements, or enter into what's getting
5 ready to take place. Because you know, if it was
6 me I would be concerned too.

7 So even though it's not me and it's in my
8 neighborhood I'm still concerned for my fellow
9 neighbors who I've spent many days under tents in
10 opposition working on different sides of a
11 candidate. So, you know, it's near and dear to me
12 as a Commissioner. So please continue to work
13 with Ms. Elliott and the Commission, and let's see
14 what other kind of things we can come to resolve.
15 Okay?

16 Commissioner Miller.

17 MR. MILLER: Mr. Chair, I didn't mean to
18 cut you off like that.

19 CHAIRPERSON HOOD: Oh, you didn't cut me
20 off. I was finished.

21 MR. MILLER: Because that's a very good
22 point.

23 CHAIRPERSON HOOD: Because you know I
24 wouldn't have stopped.

25 MR. MILLER: That's a very excellent

1 point and I -- one other thing. I think we had
2 asked for -- maybe they were going to provide it
3 anyway. There was a number of concerns by
4 witnesses and by some of us about that there be
5 consideration of a playground in that park area.

6 I think they responded verbally. We
7 would want to know what exactly is the commitment
8 on that at this point.

9 MS. COHEN: Good memory.

10 CHAIRPERSON HOOD: Is there a -- there's
11 a rec center over there now, right?

12 MR. MEERS: There is about 125 yards to
13 the south.

14 CHAIRPERSON HOOD: No, not the City's rec
15 center. There's a rec center on site. Or there
16 was.

17 MR. MEERS: No, there is a playground,
18 swimming pool, basketball court, and a community
19 garden.

20 CHAIRPERSON HOOD: Not the City's.
21 Brookland Manor's.

22 MR. MEERS: Brookland Manor's. Yes, sir.

23 CHAIRPERSON HOOD: Okay. And the pool is
24 still open?

25 MR. MEERS: Not yet, but it will be soon.

1 CHAIRPERSON HOOD: Oh, okay.

2 MR. TUMMONDS: But we will address the
3 issue of our commitment to a playground on the
4 community green.

5 CHAIRPERSON HOOD: Okay. All right.
6 Anything else?

7 Ms. Schellin, do we need to come up with
8 some dates?

9 MS. SCHELLIN: Yes, sir. I think we
10 probably should shoot for the second meeting in
11 June.

12 MR. TUMMONDS: Yes.

13 MS. SCHELLIN: Okay.

14 CHAIRPERSON HOOD: What is the date of
15 the second meeting in June?

16 MS. SCHELLIN: Twenty-ninth.

17 CHAIRPERSON HOOD: Oh, okay.

18 MS. SCHELLIN: So if we could have the
19 applicant's information by -- and the Office of
20 Planning, the one item from the Office of
21 Planning, by June 8th?

22 MR. TUMMONDS: Yes.

23 MS. SCHELLIN: Okay. And then the
24 parties will be -- that would be the ANC and the
25 party in opposition, Mr. Merrifield. I think he's

1 sitting behind the -- I can't see him, the column.
2 Would have until -- and that's 3:00 p.m. Would
3 have until 3:00 p.m. June 15th to file responses
4 to whatever the applicant and the ANC file -- I'm
5 sorry, the Office of Planning files on June 8th.
6 And then draft findings, facts and conclusions of
7 law would also be due by 3:00 p.m. on June 15th.
8 And we would put this on the June 29th meeting
9 agenda, 6:30 p.m. for consideration for proposed
10 action.

11 CHAIRPERSON HOOD: Okay. So we all on
12 the same page?

13 MR. TUMMONDS: Yes.

14 CHAIRPERSON HOOD: Okay. And does
15 anybody have any other questions?

16 MS. SCHELLIN: Excuse me. Mr. Merrifield
17 --

18 CHAIRPERSON HOOD: Huh?

19 MS. SCHELLIN: Mr. Merrifield --

20 CHAIRPERSON HOOD: Yeah, he's in the
21 audience. He's back there.

22 Okay. So with that I want to thank
23 everyone for their participation. This hearing is
24 adjourned.

25 (Hearing adjourned at 9:30 p.m.)