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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 summarizing the state of affordable housing in the  
2 District and then analyzing the affordable housing  
3 proposed by the PUD.

4           After I am finished the residents and  
5 members of the association to my right and Ms.  
6 Johnson to my left will testify about their  
7 concerns that they have regarding the proposed  
8 redevelopment.

9           Also testifying tonight is Dr. Edward  
10 Ameen. Dr. Ameen is a trained psychologist and  
11 works extensively with homeless youth. His  
12 testimony will focus on the effects of housing  
13 displacement on children.

14           I also want to stress that the  
15 Association has engaged in talks with Mid-City  
16 prior to this hearing, and has listened to and  
17 considered their proposals regarding their  
18 affordable housing relocation plans.

19           Our presentation tonight is not meant to  
20 demonize them, rather we simply wish to highlight  
21 our concerns in order to achieve a truly equitable  
22 redevelopment that does not result in the loss of  
23 one unit of current affordable housing and  
24 maintains current bedroom sizes and subsidy levels  
25 at the property.





1 Section 8 contract, while the rest are occupied by  
2 Section 8 voucher holders and a small number of  
3 market rate renters. Mid-City's current proposal  
4 plans to reduce the number of the total affordable  
5 units from 535 to 373. On its face that is a  
6 reduction of 162 units.

7           Moreover, the applicant is proposing to  
8 eliminate 145 four-bedroom, five-bedroom, and  
9 three-bedroom units. The elimination of these  
10 family friendly units from the redeveloped  
11 property will completely change the demographics,  
12 shifting it from a family friendly inclusive  
13 community into a high density community made up of  
14 mostly affluent single households along the  
15 rapidly gentrifying Rhode Island Avenue corridor.

16           The applicant stated on page 4 of their  
17 second supplemental prehearing statement that they  
18 anticipate 424 units of the existing project to be  
19 occupied as of January 1st, 2018 and that all  
20 those tenants will have the right to return.  
21 However, the applicant's own math disproves this  
22 assertion. Again, the applicant only projects  
23 that there will be 373 affordable units at the  
24 redeveloped property. This number alone makes it  
25 a mathematical certainty that under the current

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 relocation of this size many tenants will  
2 ultimately not be able to find housing and face  
3 the very real possibility of becoming homeless.

4           Furthermore, as stated in ANC's 5B  
5 resolution, most children that current reside in  
6 Brookland Manor attend nearby schools, such Noyes  
7 Education Campus and MM Bethune Day Academy.  
8 These children will have to adapt to a new school  
9 and experience the root shock of losing their  
10 existing social networks and support systems.  
11 This could have a devastating consequence for  
12 their mental health, well-being, as well as school  
13 performance.

14           As made clear by the applicant there is  
15 also the possibility of an exponentially greater  
16 loss of affordability should the Section 8 project  
17 base contract not be renewed. And if this happens  
18 the only affordability guaranteed at the  
19 redevelopment are the numbers contained in  
20 Applicant's Exhibit No. 975. These read as 165  
21 units affordable at 80 percent of the AMI, which  
22 would serve none of the current residents, and 164  
23 units at 50 percent AMI, which theoretically could  
24 serve families or individuals with vouchers if  
25 their household composition met the new

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 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           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            "Their plan forces us to break up our  
2 family. Mid-City does not understand how much  
3 families like mine depend on each other. Gary and  
4 I take care of our daughter's children while she  
5 goes to school. I walk my four year old  
6 granddaughter to the bus stop in the morning, and  
7 my neighbors help the mornings I have a doctor's  
8 appointment."

9            "Both Gary and I have disabilities and  
10 live on fixed incomes. But we're able to pay our  
11 rent, to keep a home for our family, to help our  
12 daughter finish school, and to give our  
13 grandchildren a great place to live."

14           "Currently Mid-City's plans include a 200  
15 unit senior building. It's possible that I might  
16 be old enough for that building when its ready,  
17 but my family won't. Mid-City's current plans  
18 will force me to make a choice between my family  
19 and my home, and I don't think that's a choice I  
20 should have to make."

21           "Additionally, any development of  
22 Brookland Manor that truly cares for its residents  
23 should keep tenants on site and move tenants to  
24 the new buildings as soon as they become  
25 available. No family should have to relocate off

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.)