

TESTIMONY OF DEBBIE SMITH-STEINER
TO THE ZONING COMMISSION
CHAIRPERSON, ANTHONY HOOD
1 JUDICIARY SQUARE

Z.C. Case No. 13-14 Vision McMillan Partners, LLC and the District of Columbia – First Stage and Consolidated PUD and Related Map Amendments at 2501 First Street NW.

Good day Chairman Hood and Commissioners,

As the ANC representing Single Member District 5E01, I am before you today providing supplemental remarks to my previous written testimony

McMillan Sand Filtration site is Public Space, which should provide public benefits. While is it VMP Partners proposal to provide a nice size public park, and community recreation center, they have already indicated their goal is to privatize the land with private organized board members. They have also stated how, even though DDOT will install the streets with city money, VMP Partners wants the streets to be private. Where are the developers going to invest their own equity into this process?

Did you know that VMP Partners have sent in more than one million dollars of change orders to the city, which was paid by DMPED? Did you know that the housing trust fund will be access to build the housing and the General Contractors will bid low and charge high, through additional change orders that the city will pay? Did you know that the General Contractors already have their subcontractors in place when awarded a bid, which prevents the city from enforcing hiring district residents? Did you know that these same General Contractors pay hotel bills for out of state subcontractors and list them as DC residents? Did you know that EYA's affordable housing might start off with a home costing \$250,000, but as they increase the market rate selling price for the other homes, the affordable housing price goes up as well? Are you aware that a market rate studio apartment in DC is \$2,100 00 and the below market rate, 80% AMI goes for \$\$1500 00? No working families will be able to live on this Public property and they should.

These developers need to and can, give back substantially to Ward 5 where the property is located. As mention last week through the developers own testimony, Ward 5's unemployment rate is at 12%, and VMP wants to offer in their amenity package worth 3.4 million dollars a one time, \$225,000, investment that is to cover an array of outreach services for employment and training. When the developers breaks ground they will receive millions through securitization

which will allow them to build the project out and receive monthly income, leaving Ward 5 residents with morsels. It is time for the Zoning Commission to take a hard look at how developers are providing CBA's. The city has a housing and unemployment crisis, we need to respond to this dilemma and stop allowing developers from milking the city's coffers so they can make millions that they then use to build other projects, most time out of the city while leaving the city empty handed.

I had provided you with prior testimony with a draft CBA package, which is reasonable for VMP to administer during certain phases, for the life of this project. Residents in the city do not see CBA's as brick, mortar and art they want and deserve something that is personal and tangible to them; especially since the developers are using city funds to build the project. I encourage you to review the CBA drafted by me through research of other states, which shows a decent plan whereby the Zoning Commission and the city would be proud and will send a message to the residents we care about you as well.