

Testimony of Chapman Todd
Before the
District of Columbia Zoning Commission
ZC 14-22 Text & Map Amendments to Create Walter Reed Zone
April 2, 2015

Thank you for the opportunity to testify this evening. My name is Chapman Todd and I am here to speak in support of the proposed Text and Map Amendments which would create the Walter Reed Zone.

I have been working with HELP USA, which is a national not-for-profit organization with a mission to empower the homeless and others in need to become and remain self-reliant. HELP USA has 28 years of experience in the financing, development, new construction and rehabilitation, and management of housing in low-income communities around the country.

As part of the federal Base Relocation and Closure regulations, there is a requirement that a portion of a site be made available as programming for persons that have been homeless. The District's process to meet this requirement was established through a competitive solicitation made by the Walter Reed Local Redevelopment Authority (LRA). After several years of advance planning work, HELPUSA initially submitted a proposal in March 2010 to be part of the District of Columbia's plan for the Walter Reed Army Medical Center site. HELPUSA's proposal was successful, and we have been awarded a portion of Building 14 – also known as Abrams Hall - to provide 75 units of housing for chronically homeless veterans, homeless veterans and homeless individuals. The project shall consist of approximately 40,000 square feet and be comprised of 75 efficiency apartments for chronically homeless veterans and other homeless individuals. Social services will be available on site for all who might need them.

Through the years of HELPUSA's involvement at the Walter Reed site, our project has been presented and approved through multiple community review processes. I am here to support the zoning code that has been presented because I believe that it is a fair outcome that reflects the extensive amount of public input, dialogue, and planning that has taken place. Through my work on the HELPUSA project, I have been able to observe this engagement firsthand, as I personally have been attending meetings on almost a monthly basis for the past five years that we've been working on the project.

In addition to supporting the Walter Reed Zone as it has been presented, I encourage the Zoning Commission to move as expeditiously as feasible to enable the planned projects at the site to move forward. The HELPUSA project already has more than \$1M in philanthropic support lined up, in addition to a commitment for financing through the District's Housing Production Trust Fund. All of us know that there is an overwhelming need for affordable housing in our city, and we are ready to move now on this project that will provide 75 units of housing to some of our community's most vulnerable residents.

Thank you for the opportunity to present these comments.

ZONING COMMISSION
District of Columbia
CASE NO. 14-22
ZONING COMMISSION
EXHIBIT NO. 19
District of Columbia
CASE NO. 14-22
EXHIBIT NO. 19