



## ANC 1A ADVISORY NEIGHBORHOOD COMMISSION 1A

SMD 1A01 – Layla Bonnot  
SMD 1A04 – Matt Goldschmidt  
SMD 1A07 – vacant  
SMD 1A10 – Rashida Brown

SMD 1A02 – Teresa Edmondson  
SMD 1A05 – Christine Miller  
SMD 1A08 – Kent C. Boese  
SMD 1A11 – Dotti Love Wade

SMD 1A03 – Zach Rybarczyk  
SMD 1A06 – Angelica Castañon  
SMD 1A09 – Michael Wray  
SMD 1A12 – Jason Clock

### Zoning Commission Testimony – Case 20-02 November 16, 2020 Michael Wray (1A09@anc.dc.gov)

Good evening Chairman Hood and Commissioners, my name is Michael Wray, ANC Commissioner for 1A09 in Park View. I've been a proud Washingtonian for more than 20 years, a Park View resident for almost 14 years, and I am just completing my first ANC term and looking forward to another two years. I am providing my personal testimony in favor of text amendment case 20-02 for Expanded IZ Requirements for Certain Map Amendments

To meet the Mayor's affordable housing goals, we must add new tools like this text amendment. As you each know, the majority of ANC 1A is zoned RF-1 consisting of 2 and 3 story row houses and residential flats. Most of our developments in this zone will never produce even one affordable unit. We rely on the smaller areas of higher-density, transit corridors to produce any affordable units typically via Planned Unit Development. Unfortunately, these PUDs have either been held up for years at a time in litigation or in the case of three PUDs along Georgia Ave in my SMD, canceled completely by the developer. Adding additional IZ requirements to the map amendment process is a step in the right direction to address our needs.

Last week the DC Council held two days of hearings on the Comprehensive Plan and more than 200 people testified on the city's need to better address the housing affordability crisis. ANC 1A provided the Office of Planning with nine recommended sites that could absorb additional density and most of those recommendations were accepted. If the Comprehensive Plan is approved as written each of those locations are candidates to produce additional affordable housing because of the text amendment you are considering tonight.

Finally, I wanted to point out one observation that may need future analysis from the Office of Planning. In review of their report of cost modeling analysis of construction costs, soft costs, and timeline considerations, there was no mention of community investments in our neighborhoods. Washington DC, as a city, has had tremendous financial success since our days under the Control Board. In that time, we have invested considerable tax-payer resources in school restorations, transportation infrastructure, entertainment and green spaces and many other neighborhood amenities. These investments translate into additional land value regardless of how neighborhood serving any particular property owner's intentions. Many of my constituents comment on landowners along Georgia Avenue who seem to allow their properties to remain underutilized, while realizing value gains based on our investments. Future changes to our IZ programs should do more to recognize this value which might justify programs that go beyond 20% set aside requirements.