

Good afternoon. My name is Peter Wood. I currently serve as chairperson of Adams Morgan's ANC 1C, and testify today in my individual capacity as commissioner of ANC 1C03. I am here today to express support for the proposed amendment to rezone 1617 U Street NW from MU-4 to MU-10.

I have to admit, after reading through much of the submitted testimony and letters from concerned parties, I was surprised to see how much common ground there is. Residents both for and against this amendment have advocated for preventing Black displacement, a more manageable cost of living, environmentally responsible development, centering of long-time residents' needs, a democratic process. Important priorities during a complex discussion. Which leads one to ask: do we get these things by supporting or opposing this amendment?

While I'm speaking as an individual Commissioner today, I want to draw attention to the resolution our full Commission passed in May 2023. I believe we struck an important balance between the concerns of immediate neighbors and the needs of a city with increasingly unaffordable housing stock. And please do keep in mind that, for many decades, this parcel was located within ANC 1C. It has only been outside of our Commission's boundaries for the past year or so. In our resolution we request the great weight other neighboring ANCs have been given despite not having the same historical ties to this site.

- Transit hubs need dense housing nearby.
- Families need housing, not just individuals seeking studio apartments.
- Housing needs to be affordable.
 - This is where battles of semantics often come into play. How do we define "affordable"? For ANC 1C, we define it here as 0-60% of Area Median Income, with 0-30% being deeply affordable. In our resolution we advise making at least half of the units in a future residential property at 1617 U Street affordable.
- Include setbacks on V Street and 17th Street where low-rise homes are present.
- Hold a competitive bidding process.
- Ensure that newly constructed buildings are green.
 - Literally and figuratively; environmental impact is key.
- Build a public library.
 - ANC 1C has previously expressed the need for a library in or near southern Adams Morgan. This is a rare opportunity to satisfy that request.
- Consider multiple types of housing.
 - Affordability has many forms. Social housing and high-quality public housing need to be seriously considered as options to incorporate into these plans.

You need housing to physically exist in able to get more people housed. So how do we as a city support those of us who can't afford rent or mortgages to avoid displacement? There is a notoriously limited amount of "unused" land in DC to develop. Yet housing doesn't appear out of thin air; we need to build something somewhere. I am fully aware of the complicated optics of expensive new apartments arriving in parts of town where residents—both new and established—struggle to stay afloat. If the proposal at hand were simply to let DC government sell 1617 U Street to a private developer with unrestricted freedom to change it at their discretion, I would not be

voicing support. But that's not the proposal, nor the law, and the many important caveats to a potential transfer of ownership have been and continue to be emphasized.

In addition to all this, I encourage the Zoning Commission to consider what it means to respect a neighborhood's history. Respecting the legacy of a neighborhood is not simply a matter of resisting change. It's about protecting the ways in which the people and places of the community inevitably adapt to an ever-changing world. With 1617 U Street you have a chance to utilize the collective energy and wisdom of residents to further improve an area many call home. Please do so by passing this amendment and continuing this process in an inclusive, efficient way. Thank you.