



**Closing Statement by Rev. David McAllister-Wilson**

December 15, 2025

I am grateful to the Commissioners for their time, patience, and thoughtfulness. So, let me be brief.

In 2019, I could never have imagined the circuitous route, setbacks and controversy that would lead us to today's final step. Despite often sharp disagreements, Wesley and its neighbors worked together to produce positive consensus on numerous difficult issues, large and small.

Most significantly, I am pleased to endorse and report this joint statement with ANC 3E regarding Wesley's support for affordable housing in Ward 3:

On December 11, 2025, the Chair of ANC 3E met with Ward 3 Council Member Matt Frumin and the Director of the Department of Housing and Community Development ("DHCD") and members of their staffs. ANC 3E's Chair subsequently met with the President of Wesley Theological Seminary ("Wesley").

ANC 3E, CM Frumin, DHCD, and Wesley all agreed that the \$10 million fee Wesley is to provide in lieu of providing onsite Inclusionary Zoning units ("in-lieu fee") should be directed to the Department of Housing and Community Development ("DHCD") with the specific understanding that DHCD will use the funds, if possible, to support development of new affordable housing units in high cost areas within the boundaries of ANC 3E, with priority given to projects that can be started within 5 years. If DHCD cannot reasonably use the funds to support a project or projects within the boundaries of ANC 3E, it may use the funds to support new construction in high-cost areas in Ward 3 outside ANC 3E. Under no circumstances will the in-lieu fee be used to fund housing outside of Ward 3. ANC 3E, CM Frumin, DHCD, and Wesley agreed further that they support a request to the Zoning Commission to embody the foregoing understanding, to the extent possible, in the zoning order in ZC 23-08A.

This Ten Million Dollars comes at a dear cost. The deal for Wesley is not as lucrative as some suggested in our last meeting. Indeed, the value of this transaction with Landmark has decreased since we started pre-COVID. And this is not the most lucrative option for this property. In the tension between mission and money, we have chosen to remain out of our commitment to thrive in place.

In the end, Wesley and its neighbors have shown great respect for each other and been able to address difficult issues for a better campus plan and a better, safer neighborhood for the future. Wesley, Landmark, ANC 3E and NLC/SVWHCA executed a detailed Memorandum of Understanding for Construction Management that was endorsed by ANC 3D. Wesley and NLC/SVWHCA entered into a Campus-Wide Security Plan and Non-Appeal Agreement. The draft conditions proposed by Wesley fulfill these and numerous other agreements that have been incorporated through this process.

Wesley has been an academic hilltop since it was bare ground. In the end, this plan is fundamentally about housing students on the campus of an educational institution. We are expanding the already generous green skirt around the campus, preserving all the legacy trees, providing a playground for local neighborhood children, and directing traffic away from nearest neighbors. By remaining in place, we will preserve, in Spring Valley, a spring of racial/ethnic diversity in the most monochromatic Ward in DC, including some who come from this region and across the country to be future residents, pastors, and non-profit leaders in our City. The plan produces income tax revenue for the first time and contributes to the stock of affordable housing in the Ward which has the least amount in the city.

We are growing again in enrollment and demand for housing after a long COVID winter because we are on this campus.

I hope you will agree; this is the best use of this nine-acre corner in Ward 3. It is supported by most of our neighbors. Even the opposition indicates they want us to thrive in this place. I respectfully request your approval of this Application.

Sincerely,

A handwritten signature in cursive script that reads "Rev. Dr. David McAllister-Wilson". The signature is written in black ink and is positioned above a horizontal line.

The Rev. Dr. David McAllister-Wilson

**CERTIFICATE OF SERVICE**

I hereby certify that on December 15, 2025, the foregoing Applicant's Closing Statement was delivered via electronic mail to the following:

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