

Testimony of Jamie Weinbaum, Mid-City Financial

Good evening, Commissioners. I'm Jamie Weinbaum, Executive Vice President at Mid-City Financial Corporation. It's good to see you again! I am pleased to be before you this evening to present our application for a PUD in Ward 6. For the record, I am a District resident.

Our company, Mid-City, was founded in 1965 by the late Gene Ford, Sr., a Washingtonian who spent more than 50 years building, owning, and managing multifamily housing in the metro-area, the vast majority of it being affordable to households of low and moderate incomes. As a development company, Mid-City has constructed and rehabilitated more than 15,000 units of market rate and affordable housing and is proud to be a long-term holder of quality housing in the region. Mid-City remains committed to its legacy of quality housing, community development, and corporate social responsibility.

We are very excited about the project before you this evening and believe that our application represents a thoughtful effort to provide housing in concert with Mayor Bowser's ambitious housing production goals and an example of superior architecture with substantial community benefits – overall, a project that is not inconsistent with the Comprehensive Plan. We have carefully examined the recent PUD applications before this body and believe that our current application encompasses and exceeds the necessary requirements.

The subject site is about a block from the Convention Center Metrorail station, and we propose:

- 360 new units, which is a full 1 percent of the Mayor’s goal of producing 36,000 units of new housing;
- Of the new units, approximately 12 percent of the new residences will be affordable at a mix of 50 percent and 60 percent of AMI; and
- We are delivering 18 new 3-bedroom units.

In developing a strategy for this site, we have sought to balance the dire need for additional new housing in the District with the relatively moderate and medium density character of the streets surrounding our site. As a result, we have designed a project that is constructed to the matter-of-right height limit as one way of respecting nearby blocks. But we are seeking the additional density available through the PUD process in order to provide more housing and affordable housing than could be constructed by right on the property and in order to take advantage of site’s proximity to Metro. As our architect will speak to, this thoughtfully designed building will be constructed of high-quality materials and will be built to be held long-term by the existing owners.

In sum: the project is a block from Metro, adds **360** units of housing including **18** three-bedroom units, at **12** percent affordable. We are also proposing LEED Silver Version 4, rooftop solar panels, and a robust package of public benefits that address important social and service needs in the community.

We are proud to come here tonight with the support of ANC 6E, Councilmember Charles Allen, and support from many neighbors and community organizations.

We have spent months meeting with and listening to our neighbors and others in the community to hear their preferences and concerns. The public benefits, including the project's affordable housing and unit make-up, represent the culmination of that outreach, and the project has evolved in response to the comments and concerns that we've heard.

We're also proud to point out that after extensive engagement with leaders of the Metropolitan Community Church of Washington, DC, the Church has withdrawn its request for party status in opposition. We're glad to work with another long-term member of the community to help Shaw continue to be progressive and forward thinking in terms of creating an inclusive community. We think that the project's new housing and new affordable housing promote that inclusive ideal of the Shaw neighborhood, and we're glad to have formed a new partnership as part of this process.

I'm happy to answer any questions now or at the end of the presentation. But with those comments, I'll turn it over to Sarah to discuss the project's design strategy.