

STATEMENT OF JUDY BERMAN, DIRECTOR, CAPITOL HILL VILLAGE

RE: Zoning Commission Case # 20-06

PUD APPLICATION FOR 1333 M STREET SE

September 10, 2020

**Good afternoon, Chairman Hood and Commissioners Shapiro, Miller, May, and Turnbull:**

I am Judy Berman, Executive Director of the Capitol Hill Village. Capitol Hill Village is a community-based, and volunteer-driven nonprofit organization. Capitol Hill Village is devoted to supporting our seniors in living and aging successfully and gracefully at home. Capitol Hill Village was formed in 2007 when a group of long-term, active, and older Capitol Hill residents got together because they saw a need in this community for a Village such as ours. Today, we have a diverse and talented organization of about 500 members.

We have identified an urgent need for an Adult Day Center, not just for our members, but for the wider senior population in Ward 6. Seeing this urgent need, our CHV community has come together, done the research, and crafted a proposal for an Adult Day Center with Memory Care on Capitol Hill. With the review and approval of the CHV board, they presented it to the developer of 1333 M ST SE and the ANC as a worthwhile public benefit for the PUD application under discussion today.

Just a word on these exceptional volunteers, some of whom you will hear from today. These are people who have years of public and private sector experience covering program management, legislative and regulatory affairs, , economic analysis, senior care, business development, start-up mobilization, fundraising, and real estate. They have invested literally hundreds of volunteer hours researching adult day centers and their most effective design and operation, understanding the PUD processes, developing options, and responding to questions from those conducting the ANC's PUD review. (See, Exhibit 33 for our full statement, including the "Friends of the Capitol Hill Adult Day Center" proposal, an Analysis of Proffered Benefits, a Fact Sheet on Capitol Hill Village, and our responses to very good questions from the ANC charged to review this PUD.)

Before I go any further, I, on behalf of CHV, want to thank ANC 6B for its consideration and support of our proposal. We are gratified that the ANC voted September 8<sup>th</sup> to condition its support for this PUD application on inclusion of our August 17<sup>th</sup> proposal for an Adult Day Center on Capitol Hill in the amount of \$250,000, as a public benefit in your order should you approve this case. This will truly benefit our Capitol Hill community.

Adult Day Centers are one of the most important building blocks of long-term care. They provide a range of programs to improve health, decrease depression, and reduce hospitalizations. They are less costly than in-home care, assisted living facilities, and nursing homes. Adult day services also support family caregivers who choose not to institutionalize their spouse or other family member who is physically or cognitively challenged. They enable vulnerable adults to age “in place,” at home with their family. Yet there are no adult day centers with memory care serving Ward Six.

Seniors on Capitol Hill and the surrounding Ward 6 neighborhoods have to go to other parts of the city or leave the city altogether for adult day services

With respect to our participation in this case, after several interactions with ANC subcommittee members and representatives of the developer, it became apparent that our initial request for 9,000 sq. ft of commercial space at the PUD site would not be supported. (The valuation of that request was \$1.9M.) We listened respectfully to the concerns raised at those subcommittee meetings, and developed a substantially lower cost alternative that would advance our goal of an Adult Day Center, but at another location.

If the Zoning Commission approves this PUD application, CHV requests that the Zoning Commission include as one of the conditions of approval, our alternative proposal of a monetary contribution of \$250,000 for “The Friends of Capitol Hill Adult Day Center,” which is what is needed to get us to the \$1.9M required for construction of an Adult Day Center. (See, Exhibit 33, Attachment 1.)

The Friends of Capitol Hill Adult Day Center project will plan, site, fundraise, and help establish an Adult Day Center with Memory Care in Ward 6. The amount requested is the culmination of consultations with experts in project management, senior care, fundraising, and

real estate development. It reflects the minimum amount required for this ADC project to succeed.

In our view, this PUD application is a massive project and the benefits thus far proffered are not commensurate with the developer's ask. While affordable housing is important, most of the other proffered benefits are necessary on site to attract residents; to mitigate design impacts on the environment; or to support commerce at the site. And many of the proffered would be included anyway in a "matter-of-right" design. In fact, because of the isolated nature of the site, the existing residents of Ward 6 are not the primary beneficiaries of most of the proffered benefits

As community members, we would strongly urge the Zoning Commission to find that the developer's current proffer of public benefits is not sufficient for a development of this magnitude nor are the proffers fully responsive to the issues and concerns raised by ANC 6B commissioners and residents during the PUD review.

We respectfully request that the Zoning Commission ensure that any approval of this PUD is conditioned on inclusion of the CHV's proposal of \$250,000 to support the formation of an Adult Day Center on Capitol Hill, as adopted by the ANC's vote of Sept. 8.

Lastly, several individuals are here to testify regarding the CHV proposal. They are:

- Larry Johnston,
- Sally White, Executive Director of Iona Senior Services,
- Dr. Deborah Edge, and
- Mary Procter.

If the Zoning Commission pleases, we would respectfully ask you to call on them to speak now and then we would be happy to answer any questions you may have. Thank you.