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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

Public Hearing

Case No. 15-21 [Kenilworth Revitalization I JV, LLC.
and DCHA - Planned Unit Development and Related Map
Amendment at Square 5113, 5114, and 5116.]

6:40 p.m. to 9:40 p.m.

Thursday, September 8, 2016

Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220 South
Washington, D.C. 20001

1 Board Members:

2 ANTHONY HOOD, Chairman

3 ROBERT MILLER, Commissioner

4 MICHAEL TURNBULL, Commissioner

5

6 Office of Zoning:

7 SHARON SCHELLIN, Secretary

8

9 Office of Planning:

10 JOEL LAWSON

11 STEPHEN MORDFIN

12

13 DDOT:

14 EVELYN ISRAEL

15 ANNA CHAMBERLIN

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P R O C E E D I N G S

1
2 CHAIRPERSON HOOD: Okay. Let's go ahead and
3 get started so we can move forward. Good evening,
4 ladies and gentlemen, this is the public hearing of
5 the Zoning Commission for the District of Columbia.
6 Today's date is September 8th, 2016.

7 My name is Anthony Hood, joining me are
8 Commissioner Miller and Commissioner Turnbull. We're
9 also joined by the Office of Zoning staff, Ms. Sharon
10 Schellin, as well as the Office of Planning staff,
11 Mr. Lawson, Mr. Mordfin -- we've only been gone a few
12 -- hold on, don't tell me. Don't tell me. Ms.
13 Israel.

14 Ms. Israel, you work for the Office of
15 Planning, don't you? Oh, okay. Ms. Israel, District
16 Department of Transportation, and Ms. Chamberlin,
17 District Department of Transportation.

18 This proceeding is being recorded by a court
19 reporter and is also webcast live. Accordingly we
20 must ask you to refrain from any disruptive noises or
21 actions in the hearing room, including the display of
22 any signs or objects. Notice of today's hearing was
23 published in the D.C. Register, and copies of that
24 announcement are available to my left on the wall
25 near the door.

1 The hearing will be conducted in accordance
2 with provisions of Subtitle Z, Chapter 4 as follows,
3 preliminary matters, applicant's case, report of the
4 Office of Planning, report of other government
5 agencies, report of the ANC, organizations and
6 persons in support, organizations and persons in
7 opposition, rebuttal and closing by the applicant.

8 The following time constraints will be
9 maintained in this meeting. The applicant has up to
10 60 minutes but I would ask the applicant to hit the
11 highlights. We know what the issues are, or some,
12 what they were and what they are. Organizations,
13 five minutes, individuals, three minutes.

14 The commission intends to adhere to the time
15 limits as strictly as possible in order to hear the
16 case in a reasonable period of time. The Commission
17 reserves the right to change the time limits for
18 presentations if necessary and notes that no time
19 shall be exceeded.

20 All persons appearing -- all persons wishing
21 to testify before the Commission in this evening's
22 hearing are asked to register at the witness kiosk to
23 my left and fill out two witness cards. And if you
24 need assistance with that you can see Ms. Schellin to
25 my left.

1 These cards are located to my left on the
2 table near the door. Upon coming forward to speak to
3 the Commission please give both cards to the reporter
4 sitting to my right before taking a seat at the
5 table.

6 When presenting information to the Commission
7 please turn on and speak into the microphone, first
8 stating your name and home address. When you are
9 finished speaking please turn your microphone off so
10 that your microphone is no longer picking up sound or
11 background noise.

12 The staff will be available throughout the
13 hearing to discuss procedural questions. Please turn
14 off all electronic devices at this time so not to
15 disrupt these proceedings. Would all individuals
16 wishing to testify please rise to take the oath?

17 Ms. Schellin, would you please administer the
18 oath?

19 MS. SCHELLIN: Yes. Please raise your right
20 hand.

21 [Oath administered to the participants.]

22 PARTICIPANTS: I do.

23 MS. SCHELLIN: Thank you.

24 CHAIRMAN HOOD: Okay. Before we go to the
25 preliminary matters, my preliminary matter is, as you

1 can see, the Commission we have extended our relaxed
2 dress because of the weather and we'll probably go to
3 October the 1st. But we will reassess it at October
4 and around the late part of September we'll do a
5 reassessment. So, if you come back, come down
6 comfortable because I think it's only what, 90
7 degrees outside today? But whatever it is, we'd like
8 for you to come down comfortable.

9 Okay. Ms. Schellin, do we have any
10 preliminary matters?

11 MS. SCHELLIN: Yes, sir. We do. At the --
12 there was a party status request in opposition from
13 the Kenilworth Courts Resident Council. However,
14 today they submitted a letter at Exhibit 43
15 withdrawing that request, so they are no longer
16 seeking party status request.

17 The witness -- or I'm sorry, the applicant
18 has proffered two witnesses as experts. Both have
19 been -- well, actually Ms. O'Neill has been
20 previously accepted and Mr. Banks has been previously
21 accepted, but under a different firm. But they've
22 both previously been accepted by the Commission.

23 CHAIRMAN HOOD: I think due to Mr. Banks, I
24 think due to his resume, it still remains the same so
25 I don't think we would change our course on that.

1 Anything else, Ms. Schellin?

2 MS. SCHELLIN: Yes. The applicant submitted
3 their -- or actually revised their application less
4 than 20 days prior to the hearing and they've asked
5 for a waiver for that.

6 CHAIRMAN HOOD: Let me ask this, let me go to
7 Mr. Lawson, Office of Planning, or Mr. Mordfin. Have
8 you all had a chance to look at some of the
9 submissions that came in lately?

10 I guess, let me ask it like this; have you
11 had adequate time to look at the submissions?

12 MR. MORDFIN: We have read through the
13 submissions. Some of them that are like revisions to
14 the plans and things like that, all of those have not
15 been adequately reviewed, such as the -- with the
16 trees and with the Enterprise Green Communities
17 checklist.

18 We've read through the issues with the
19 community, if that's what you're referring to. We
20 support the continued discussions between the
21 community and the applicant to resolve the issues of
22 the relocation plan because we think those are
23 important things to resolve in order to rebuild this
24 community.

25 CHAIRMAN HOOD: Okay. Colleagues, I think

1 one of our colleagues, Commissioner May who is not
2 here, was hesitant about setting this down and I'm
3 really, when I read this from the developments that
4 happened I think later on today, or that happened
5 today, earlier today I mean, I was really hesitant
6 about moving forward. I wanted to give them
7 additional time to work some of these issues out, but
8 it looks like even though the agreement is there, I
9 just don't know whether it's -- I don't want to waste
10 everybody's time. Mine either.

11 I'm not sure if this is ready to move
12 forward, but what I will do is go ahead and let's
13 start, and if we see that we need to stop it at some
14 point then we'll do that. I don't have any problem.
15 We've done it before. I don't have any problems with
16 that. I don't know how you guys feel. Commissioner
17 Turnbull?

18 MR. TURNBULL: I would agree with you. I
19 think we can maybe start and see where we end -- see
20 what happens.

21 CHAIRMAN HOOD: See where it goes. Okay.
22 All right. Ms. Schellin, do we have anything? I got
23 off of your question. Did you have a question?

24 MS. SCHELLIN: Me?

25 CHAIRMAN HOOD: Yeah. You asked me

1 something.

2 MS. SCHELLIN: No, the only other preliminary
3 matter was that OP's report, they asked for a waiver
4 for their late filing, excuse me, because they --
5 their reasoning was that they were waiting for the
6 20-day submission from the applicant, which of course
7 came in late, so that was their reasoning for the
8 late filing and they were asking for a waiver for the
9 late filing of their report.

10 CHAIRMAN HOOD: Okay. Let me get back on
11 point. Your first question was, we need to give the -
12 - allow for the applicant's submission. I think we
13 can do both simultaneously. I don't have any
14 objections to allow for both. Okay?

15 All right. And also, I'm going to request
16 that Commissioner May read the record. I'm sure he
17 won't like me for that, but I'm going to request that
18 he reads the record.

19 MS. SCHELLIN: Okay.

20 CHAIRMAN HOOD: Okay. Okay, anything else,
21 Ms. Schellin?

22 MS. SCHELLIN: No, sir.

23 CHAIRMAN HOOD: Okay. Ms. Giordano. And I
24 think you heard my concern to start with, so convince
25 me that we're ready to move forward, because when I

1 look at my notes, on set down I think you assured me,
2 and you assured Hood, is the way it was written, that
3 we would be ready to move forward. And what I saw on
4 the merits until later on today, I didn't think it
5 was ready to move forward. So assure me that we're
6 moving forward in that direction.

7 MS. GIORDANO: Okay.

8 CHAIRMAN HOOD: So you may begin.

9 MS. GIORDANO: And I don't think we
10 misrepresented anything. We were just as surprised
11 by the party status request as you were. But we've
12 been working, or at least the Housing Authority has
13 been working round the clock to get that resolved,
14 and I think they have, and they're available to
15 answer any questions or concerns you might have about
16 that. And at this time I'm going to ask them to come
17 forward.

18 I have a -- I think Ms. Schellin just passed
19 out an outline of our presentation that indicates who
20 is going to be speaking, and the order of our
21 presentation, so I'm not going to take time to make
22 those introductions. I'll just ask the witnesses to
23 introduce themselves in the interest of kind of
24 moving along more quickly. And so we're going to
25 start with Ms. King.

1 MS. KING: Good evening, Chairman Hood,
2 Members of the Commission, and staff. My name is
3 Kimberly Black King. I serve as the Chief
4 Development Officer for the District of Columbia
5 Housing Authority, DCHA. On behalf of DCHA I am here
6 in support of the consolidated application, case no.
7 15-21, for the planned unit development for the first
8 phase of Kenilworth Courts. And also in support of
9 the first stage application for the second and third
10 phases of the redevelopment at Kenilworth Courts.

11 Kenilworth Court is located in Ward 7 of the
12 District. Along the southern border of Kenilworth is
13 the Parkside neighborhood. DCHA's investment the
14 Parkside Kenilworth neighborhood includes the Educare
15 DC educational facility, Victory Square, and Metro
16 Towns. However, the existing 290 units at Kenilworth
17 Courts were built in 1959 and some 57 years later the
18 units and building systems are beyond their useful
19 life.

20 The layout of the site is obsolete. Some
21 areas are not accessible for the physically disabled,
22 and the lack of roads and pathways don't promote
23 safety and make it difficult for vehicles and
24 pedestrians to circulate within the neighborhood.
25 The aging infrastructure and units are in desperate

1 need of modernization. With reduced capital and
2 operating subsidy from the Federal Government,
3 deferred maintenance at the site has only grown.

4 Decreased funding for public housing such as
5 Kenilworth Courts, is a crisis across the nation,
6 leaving public housing agencies across the country
7 unable to respond to annual repairs at deteriorating
8 sites. HUD estimates a \$26 billion price tag for
9 repairs necessary to bring the nationwide portfolio
10 up to economically sustainable standards.

11 In keeping with the DCHA mission to serve
12 low-income households and provide affordable housing
13 that will support healthy and sustainable
14 communities, DCHA realizes that we cannot simply do
15 nothing at Kenilworth. So we are seeking to
16 redevelop the site into a mixed income, mixed use
17 community that will include 290 replacement units
18 with a priority for Kenilworth residents.

19 The master plan proposes up to 530 newly
20 created residential units and approximately 4,500
21 square feet of nonresidential space. The
22 Kenilworth's Court's plan is consistent with the core
23 values and mission and redevelopment principles of
24 the DCHA Housing Authority, as well as the District's
25 Consolidated Plan.

1 Such elements include one-for-one replacement
2 to ensure that the deeply subsidized housing in the
3 District is preserved. At Kenilworth, specifically,
4 that means that 290 replacement units will be built
5 within the overall new development. And although our
6 plans propose demolition of 88 existing units to
7 achieve the first phase of development, 167
8 affordable units will actually be built in the very
9 first phase, of which 118 will be replacement units
10 with a priority for Kenilworth residents.

11 In replacement units residents will continue
12 to pay 30 percent of their income towards rent. Our
13 master plan for Kenilworth includes a 42-unit senior
14 building in the first phase of development. This 100
15 percent affordable senior building will include 27
16 replacement units with a priority for Kenilworth
17 residents. This represents our deep commitment to
18 senior housing that allows seniors high access to
19 high quality, affordable, and accessible housing
20 where they can age in place.

21 Our plan includes preserving and producing
22 replacement in affordable housing units for families
23 needing large bedroom-sized units. The first phase
24 of the Kenilworth development includes 28 three-
25 bedroom units, 9 four-bedroom units, and five five-

1 bedroom units. All of the large units in the first
2 phase will be affordable. Providing large units in
3 the first phase of development absolutely
4 demonstrates our commitment to serving large
5 families, and DCHA is committed to continuing to
6 monitor, first and foremost, the needs of the
7 Kenilworth residents and then the needs of the
8 housing families on the DCHA housing wait list to
9 determine the unit mix for the future phases of the
10 development.

11 Approval by the Zoning Commission will allow
12 DCHA and our development partners to move to the next
13 critical step of pursuing the \$58 million in
14 financing necessary to advance this first phase of
15 development, which will bring us closer to making
16 high quality housing for the residents at Kenilworth
17 a reality.

18 In conclusion I will say the redevelopment
19 plan for Kenilworth is one that DCHA, the residents,
20 and the community stakeholders can truly be proud of.
21 And we feel confident that it embodies the vision of
22 the great Kemmy Gray (phonetic) for the community.

23 DCHA realizes that this redevelopment, as any
24 redevelopment of an occupied public housing site is
25 not easy work. We are aware of that very sensitive

1 fact.

2 I will turn this over to my colleague, Janice
3 Burgess to discuss the community engagement process
4 and the relocation planning that goes into these
5 developments. I will be available for questions from
6 the Commission once our presentation is completed.
7 Thank you.

8 MS. BURGESS: Good evening, Commissioners.
9 My name is Janice Burgess, and I am the Deputy
10 Director for Planning in the Office of Capital
11 Programs at the District of Columbia Housing
12 Authority, DCHA. For the past 18 years I've been
13 responsible for the relocation of residents from DCHA
14 redevelopment properties. I've been involved with
15 the successful relocation of thousands of families
16 from distressed public housing sites in the District
17 of Columbia.

18 All families were moved to decent, safe, and
19 sanitary housing. Every single resident was placed
20 into replacement housing and no evictions or
21 homelessness has occurred as a result of our
22 relocation activities.

23 In administering relocation activities DC
24 Housing Authority follows federal law in accordance
25 with the Uniform Relocation Assistance and Real

1 Property Acquisitions Act of 1970 as amended, better
2 known as the URA.

3 In addition to the URA the U.S. Department of
4 Housing and Urban Development publishes a relocation
5 handbook that provides procedural guidance to
6 agencies. The Kenilworth residents were introduced
7 to relocation policies and procedures early in the
8 planning process. The early sessions were held in
9 June of 2011 and in February 2012. DCHA has been a
10 relocation resource for Kenilworth Property
11 Management, Kenilworth resident council, and we've
12 attended numerous meetings, sometimes monthly,
13 sometimes weekly.

14 The Kenilworth Relocation Committee itself,
15 however, began meeting regularly in June of 2016,
16 this year, with a goal of completing a draft
17 relocation plan that is to be submitted to the
18 Executive Board of the resident council at Kenilworth
19 and eventually the Kenilworth Courts resident body.

20 The final plan must be completed prior to the
21 start of any relocation of phase one. A draft copy
22 of the relocation plan was given to the Committee in
23 June and in the August meeting as well. For review
24 and comment, and for discussion at our next meeting,
25 which is scheduled for Saturday, September 17th.

1 Geeze, trying to cut this down. Advisory --
2 I'd like to tell you just a little bit about the
3 types of things that we do. In addition to notifying
4 the residents with eligibility notices, 90-day
5 notices, assisting them with financial payments in
6 order to make their move successful, we do a number
7 of services that we call advisory, in addition to
8 giving referrals, of course, to comparable,
9 available, and suitable replacement housing. We
10 inspect each and every property prior to moving
11 families in to make sure that they meet housing
12 quality standards.

13 The payments that we make on behalf of
14 residents is of course the moving expenses, and there
15 are security deposits, sometimes application fees.
16 Any charge, really, that is associated with
17 facilitating and making that transition smooth for
18 families.

19 DCHA's commitment to the Kenilworth
20 residents, as you've heard, began early in 2012 when
21 we applied and received a Choice Planning Grant from
22 HUD. The grant allowed us to introduce our residents
23 to the principles of planning and design, which were
24 very important to the creation of the plan that
25 you're seeing tonight. And it is that input that is

1 the basis of that plan. And that input came from
2 residents that focused on critical issues like public
3 safety, health and recreation, infrastructure, and
4 transportation.

5 It is DCHA's intention to continue this
6 productive exchange and relationship as we finalize
7 our relocation plan with the residents. It is, as I
8 said, currently in draft and will be updated prior to
9 its completion to include up to date resident
10 demographic information, changes that may have
11 occurred in the housing needs of families, and the
12 availability of replacement housing units, not only
13 in our public housing portfolio and in Ward 7, as has
14 been requested by the residents in our meetings. But
15 the balance of our public housing in the Washington,
16 D.C. community as well.

17 Many of our families also choose to, at this
18 time, make a move into homeownership. We assist them
19 with that. And some move, actually into the private
20 sector, whether rental or purchasing.

21 DCHA acknowledges that many families within
22 the redevelopment have lived in their homes for more
23 than 30 years. Even with all of the support that we
24 are providing, we understand that moving is a major
25 event for a family. DCHA and our partners here are

1 committed to making the process a positive experience
2 for residents. We will maintain contact with
3 residents once they are relocated to make sure that
4 they are successfully transitioning and will continue
5 to send out project updates to them, and do what is
6 necessary to prepare them to return to the
7 redeveloped site.

8 In closing I'd like to say that the
9 significance of understanding the tremendous level of
10 stress that is associated with uprooting the family
11 unit cannot be overstated. Thank you and I too am
12 available for questions regarding relocation if you
13 have them.

14 MS. GIORDANO: All right. We'll proceed now
15 with the development, the private development
16 partners for the project, and Ms. Goldman.

17 MS. GOLDMAN: Thank you, and good evening.
18 My name is Ava Goldman. I've been with the Michaels
19 Organization for about 22 years. And sitting next to
20 me is Warren Williams, who is the principal and the
21 owner of the Warrenton Group, a local D.C. based
22 housing developer.

23 Let me tell you very quickly something about
24 the Michaels Organization. As you'll see in this
25 photograph, those are all developments that we have

1 done in partnership with housing authorities
2 throughout the country. And in fact Kenilworth.
3 Warren and I are partners with the Housing Authority
4 in this venture.

5 The Michaels Organization, this is our 42nd
6 anniversary. Over the years we've overseen over \$3
7 billion worth of construction and renovations with
8 Interstate Realty Management Company, who are
9 represented today. We house over 100,000 residents
10 in 375 communities, with over 50,000 units in 34
11 states, the U.S. Virgin Islands, and the District of
12 Columbia.

13 And we have a long history, as I've
14 mentioned, with partnerships with housing
15 authorities, and there is the long list of the
16 housing authorities that we have partnered with.

17 I'm going to turn this over to Warren to talk
18 a little bit about the Warrenton Group.

19 MR. WILLIAMS: Well, thank you, Ava. The
20 Warrenton Group is a privately held real estate
21 development firm that specializes in mixed income
22 residential and mixed use development. Redevelopment
23 for real change has been our guiding principle for
24 delivering high-quality impactful projects since
25 1997.

1 Our firm focuses its resources and experience
2 on transforming urban neighborhoods throughout
3 Washington, D.C. Metropolitan area. Significant to
4 our firm the Warrenton Group stands by the phrase,
5 your neighborhood, our commitment. Led by myself,
6 we've overseen the redevelopment of various urban
7 communities within the District of Columbia alongside
8 the housing authority and the Deputy Mayor of
9 Planning and Economic development.

10 Just, there is an example of a project that
11 we did on 2 M Street, right next door to the Housing
12 Authority, and a joint venture that has 314 units, 93
13 of which are affordable, and which we leased up as
14 replacement replacements units for folks, primarily
15 from Temple Courts, an affordable component, as well
16 as a market rate component.

17 MS. GOLDMAN: I was asked to talk a little
18 bit about the continuing ownership of a development.
19 Kenilworth Courts, the land underneath Kenilworth
20 Courts is currently owned by the Housing Authority
21 and will continue to be owned by the Housing
22 Authority. Each of the phases, however, the
23 buildings and the individual phases will be owned by
24 partnerships. And those partnerships will consist of
25 a general partner. Warren and I will create a

1 general partnership and we will be responsible for
2 the day-to-day operations of each of the
3 developments. And there will be a tax credit partner
4 who will own 99.99 percent of the partnership in
5 return for providing us with equity.

6 It's also important to point out that the new
7 development will be managed by a private firm, by our
8 affiliate, Interstate Realty Management Company. But
9 the Housing Authority will continue to play an
10 important role in terms of asset management. They
11 monitor what we do to make sure we're doing the right
12 stuff.

13 I don't want to get into major detail here
14 because I think that Ms. King covered this, but the
15 first phase is 167 units, all of which are
16 affordable. Of the affordable units, 118 are
17 replacement units. In other words, replacing public
18 housing, and will be deeply subsidized so they are
19 affordable to residents.

20 Naturally it costs a lot of money to do this.
21 The first phase along, construction is supposed to
22 cost about \$42.4 million. Soft costs about 13 and a
23 half million dollars, reserves, like operating
24 reserves, about two and a half million dollars. So
25 total uses are 38 -- over \$38 million. And what pays

1 for that? Hard debt. In other words, the rents that
2 are generated by the development, support a mortgage
3 loan. That mortgage loan is expected to be about \$19
4 million. Low income housing tax credit equity is
5 supposed to generate close to \$23 million.

6 And then the key to all affordable housing is
7 gap financing, because as much as we would like it
8 to, hard debt and tax credit equity itself does not
9 pay full development costs. So there's always soft
10 funding available when it comes to truly affordable
11 housing. And in this case, for the first phase,
12 we're assuming 16 and a half million dollars.

13 I was asked to address why 530 total units.
14 And where we started out with, as Ms. King said, was
15 the goal that we wanted to make sure that we replace
16 the current housing, the 290 units of public housing
17 on a one-for-one basis. So that's where we started
18 out.

19 But then collectively, as a group, in
20 planning this with ourselves, with the community, we
21 realized we wanted to broaden the income mix. We
22 wanted to keep it affordable, but public housing
23 residents tend to be very low income. We wanted to
24 broaden the mix a little bit. So we wanted to do
25 that. We wanted to be able to accommodate both

1 families and seniors. We wanted to prevent --
2 promote opportunities for both rental and
3 homeownership. So that was making the number larger
4 and larger. But then making the numbers smaller was
5 our desire to make sure that we were creating a
6 livable community, and Cheryl O'Neill from Torti
7 Gallas will talk about that a bit. And we also,
8 quite frankly, had to be mindful of the financial gap
9 because every unit of affordable housing costs gap
10 money, increases the amount of gap funding that we
11 need from the government.

12 So, when we put all this together we ended up
13 what we think is a reasonable mix of 530 affordable
14 units, including 290 replacement units.

15 And overall, that's where we end up with and
16 how we end up with 530 units and I think I will
17 continue on to the total development uses. When all
18 is said and done in a day in the future when we can
19 say we've built out 530 units, we believe we will
20 have spent \$135 million on construction, about \$38.9
21 million in soft costs, \$5.7 million in reserve. So
22 our total development cost for the 530 units, we
23 anticipate just under \$180 million.

24 In terms of our schedule, obviously this
25 hearing is very important to the future of this

1 development. And one of the reasons that it's
2 important is that in order to apply for that very
3 precious soft funding, that gap funding, we need to
4 be able to show that we have proper zoning. We have
5 assumed, optimistically, that applications are due
6 this year, the fourth quarter of the year, for that
7 gap funding from DHCD. If we're able to achieve
8 zoning by that date then we will be able to apply for
9 that funding.

10 If we apply for that funding we would expect
11 to receive the award by the first quarter of 2017.
12 We would initiate relocation the third quarter of
13 2017. Demolition would begin, obviously, after
14 relocation had occurred, the first quarter of 2018.
15 Construction would start the third quarter of 2018,
16 and we would anticipate lease up during 2020. So
17 starting today will allow us to make the units
18 available in 2020.

19 When the Housing Authority hired us to be
20 their partner, they weren't only looking to develop
21 housing, they were also asking that we help
22 revitalize the entire community. And a large part,
23 an important part of revitalizing a community is
24 creating jobs and creating business opportunities.
25 I'm going to turn it back to Warren.

1 MR. WILLIAMS: Thank you, Ava. As Ava
2 mentioned, a big part of what we came together to do,
3 Ava, myself, and the Housing Authority with this
4 opportunity, was to break the stereotypical molds
5 that we've seen in the development paradigm and
6 construction paradigm with this project.

7 From the start, our partnership with the
8 Michaels organization, you know, not only did we
9 demand and we worked out a deal where we're going to
10 be 40 percent of the development entity with
11 Michaels, but we also negotiated, not for myself but
12 for other local businesses, 40 percent of the
13 construction management and the general contracting
14 opportunities at Kenilworth Courts are going to go to
15 local companies. From the top level of the general
16 contracting, all the way through the project. So it
17 will be co-GC'd, co-CM'd, and co-developed by CBs and
18 small businesses.

19 As it relates to first source hiring, we are
20 committed to working with CBs in Ward 7, general
21 contractors in Ward 7, to make sure that we far
22 exceed this 51 percent of new resident hires on this
23 project. We're committed to District residents in a
24 way that frankly I don't -- I haven't -- I've got
25 many partners, development partners that I've worked

1 with in the District. The Michaels Company, the
2 Housing Authority, and myself, this has been by far
3 my best experience of working with companies. And
4 we're committed to exceeding the 35 percent, you
5 know, of contracts. We're going to be on the first
6 phase alone, contracts or small business enterprises
7 are going to reach \$23.2 million. That's just an
8 estimate, but we're going to get there.

9 And Section 3 residents and certified firms
10 will receive all preference on this project. Thank
11 you.

12 MS. GOLDMAN: Let me talk a little bit about
13 other things that we want to accomplish. Again, not
14 just building housing. We also want to promote, in
15 the community, a healthy community. And part of
16 that, and we've heard what the residents and the
17 neighbors and we are concerned about, and that is
18 improving food choices in the neighborhood, creating
19 opportunities for the selling of fresh food and a
20 better experience when it comes to a grocery store.

21 So one of our goals, we've dedicated 4,000
22 square feet as commercial space. What we're
23 certainly anticipating doing is going ahead and
24 finding a private grocery who is willing to move into
25 the neighborhood. We have some confidence that that

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1 will happen because the Michael's Development Company
2 happens right now with an unrelated project, to be in
3 Washington D.C., to be negotiating with a private
4 grocer, local grocer. A very reputable firm. So
5 we're hoping to have the same success with this
6 development.

7 Other fresh food options, important things in
8 the community to promote healthy communities is the
9 aquaponics facility and community garden within the
10 development. The fact that we will continue to
11 promote the Green Bus Mobile Market and as Cheryl
12 O'Neill will talk about, creating a truly pedestrian
13 bicycle friendly community.

14 Finally, in talking about community benefits,
15 let me just summarize by saying, the most important
16 community benefit is creating a new affordable
17 residential community and replacing what is clearly
18 an obsolete and distressed public housing project,
19 establishing a private professional firm to provide
20 property management in the development, creating jobs
21 and business opportunities as Warren suggested, a
22 host of transportation improvements that Cheryl will
23 talk about, promoting healthy communities in the
24 terms of a fresh food grocer and other opportunities,
25 and creating space for resident activities and

1 supportive services within our community.

2 We all know that down the street from
3 Kenilworth the District is building a new Kenilworth
4 recreation center, which is a big facility, 18,000
5 square feet, six lap pool, six-lane pool. But in
6 addition to that Michaels always feels that it's
7 important to provide opportunity space within our
8 developments. So there will be at least two tot
9 lots. There will be a fitness center. There will be
10 multi-family -- multi-purpose rooms, and excuse me,
11 in our developments to promote the kinds of
12 supportive service programs that we very often
13 sponsor. And among those programs are, we very often
14 have computer training in our developments, not only
15 teaching kids how to play games on computers, but
16 really teaching skills so that people can get jobs,
17 after school programs.

18 And this last photo is one of the recipients
19 of scholarships from the Michaels Education
20 Foundation, which has existed since 1992. We're very
21 proud of it. We've given out about \$3 million in
22 scholarships to date. And the main criteria for
23 getting a scholarship, I should say it is completely
24 privately funded by my boss. And the main criteria
25 for getting a scholarship is that you simply live in

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1 one of our developments. So we are very proud of
2 that program and we'd love to be able to implement it
3 at Kenilworth Courts.

4 MS. GIORDANO: We will proceed now with the
5 architectural presentation.

6 MS. O'NEILL: Good evening, Commissioners.
7 My name is Cheryl O'Neill and I'm a principal with
8 Torti Gallas Urban. We are the master planner and
9 the primary architect for the projects.

10 I'll try and hit the highlights of this, so
11 to run through it very quickly, this is an aerial of
12 the Kenilworth Courts site, which is almost at the
13 very edge of the District, fronted on one side by
14 Kenilworth Avenue, a major arterial, on the other
15 side by the Kenilworth Aquatic Gardens, one of the,
16 you know, most spectacular open spaces in the
17 District, immediately adjacent to the Eastland
18 Gardens neighborhood.

19 This gives you some of the characteristics of
20 the surrounding architecture, which we really think
21 we've tried to incorporate in our design to integrate
22 the new development with the existing neighborhood.
23 A lot of different kinds of very traditional single
24 family houses in Eastland Garden, as well as a very
25 different kind of industrial style that happens in

1 the office buildings and small scale industrial
2 buildings along Kenilworth Avenue.

3 The slides give you the characteristics of
4 the existing neighborhood, large super blocks with a
5 mix of townhouses and multi-family buildings within
6 the overall site.

7 This slide really talks about our overarching
8 design goals, and the largest one is really to
9 integrate the development with the larger community
10 and with the larger surroundings. The site is
11 located within a five minute walk of the Deanwood
12 Metro Station, and we've really capitalized on that,
13 we think, in terms of the way we've located the new
14 units, the denser units located in close proximity
15 and within walking distance of the Metro Station, and
16 then scaling back towards the Kenilworth Aquatic
17 gardens portion of the development into smaller
18 scale, almost single family and townhouse dwellings,
19 which we think integrate very closely with the
20 adjacent Eastland Gardens neighborhood.

21 Sorry. This is a slide that begins to show
22 some of the infrastructure improvements that we have
23 developed. The orange streets here are new streets
24 that we're introducing into the development, creating
25 a very walkable neighborhood, and breaking down the

1 blocks to create kind of traditional family-style
2 housing with front doors and private rear yards.
3 Also, wherever we can, integrating the new street
4 network with the existing street network so it really
5 becomes part of the larger community.

6 This gives you the overall site plan for the
7 development. Again, this is 530 units with 290 of
8 them public housing units, and the remaining 240
9 units, rental units, and some homeownership units.
10 You can see on this slide that we've chosen to locate
11 the bulk of the denser development, the multi-family
12 buildings fronting onto Kenilworth Avenue for the
13 larger open space that's there. We think it's more
14 appropriate to the busy avenue that's there. It's
15 also part of the way in which we think we've made a
16 kind of coordinated ensemble that creates a new
17 gateway to the District and really establishes a
18 presence there.

19 Behind that, adjacent between those buildings
20 and the aquatic gardens, is a mix of small scale
21 buildings. Some single-family, some townhouses, some
22 what we call stacked flats. These are most of --
23 where most of the family units are located, and those
24 units go from two to five-bedroom units, as well as
25 accessible units for all those different

1 configurations. The pattern of that, again, we think
2 is very compatible with the adjacent Eastland Gardens
3 neighborhood.

4 This is the -- shows you the overall tenure
5 mix of the site. The orange is the rental units,
6 which come in a range of incomes, and the yellow are
7 the homeownership units fronting on Douglas Street
8 and on to the park.

9 This is one of our newer slides showing the
10 integration of the development with adjacent --

11 [Timer sounding.]

12 MS. O'NEILL: Keep going? Okay. With
13 adjacent development. These series of sections show
14 how we've tried to match the scale and character of
15 our buildings with what already exists. In the
16 middle there is a section through Kenilworth Avenue
17 where you see the taller buildings front on to the
18 very broad right of way of that street. They have
19 ground floor active uses so there won't be any
20 residential units directly fronting on to the avenue,
21 and then residential units above it.

22 The sections at the top and the bottom show
23 the integration of the development with the existing
24 streets where the scale and character of those
25 dwellings is very much, we think, compatible with the

1 scale of Douglas Street and the Aquatic Gardens road
2 at the end.

3 This shows you our phasing. In black
4 outlined is the phase one, which we've submitted as
5 the consolidated portion of the development. The
6 second phase is shown in green. And then the last
7 one shown in blue.

8 This shows you in more detail the first phase
9 of the development. And again, this includes 167
10 units, 118 of which are public housing rental units.
11 It's a mix of two multi-family buildings. The one on
12 the bottom of the slide is the senior building which
13 includes 42 senior units, as well as amenities for
14 that building.

15 To the north of that is another multi-family
16 building with approximately 60 units that has active
17 ground floor uses, includes many of the amenities
18 that Ava talked about previously, and three floors of
19 one and two-bedroom units.

20 Behind that are a string or a variety of low-
21 rise units and different kinds of character because
22 we wanted to make that compatible with the kind of
23 diverse character that exists in Eastland Gardens.
24 It also allows us to incorporate different bedroom
25 sizes in a way that's appropriate to them.

1 This is an illustration, a perspective view
2 of the multifamily buildings along Kenilworth Avenue.
3 The non-senior resident -- multi-family building is
4 on the right. The senior building is on the left.
5 We've designed these as a coordinated ensemble
6 because we think it makes a really graceful kind of
7 front door to the development fronting on to
8 Kenilworth immediately at the entrance into the
9 District. There is a lot of correspondence between
10 the articulation of these elements, and a series of
11 features like the tower, the plaza at the corner, the
12 small space with the flag pole that we think kind of
13 dignify this important entrance into the District,
14 and really again establish a kind of gateway feature.

15 We've also chosen a more modern style for
16 these buildings because we think it's compatible with
17 the character of many of the buildings along
18 Kenilworth Avenue.

19 These are slides of -- or the plans of the
20 two buildings. The senior on the left, the other
21 multi-family building on the right. The ground floor
22 of the multi-family building on the right has the
23 nonresidential uses. All of the amenities that Ava
24 talked about on the ground floor and in the red there
25 is the 4,000 nonresidential space that's potentially

1 going to be used to provide new food and healthy food
2 to the development.

3 Parking for these buildings is off-street
4 parking located off of the rear of them. We have
5 asked for reduced, minor reduced parking for the
6 multi-family building on the right that we think is
7 appropriate given its proximity to Metro.

8 Second floor of these buildings, conventional
9 one and two-bedroom units and a standard kind of
10 corridor apartment layout.

11 This is one of our recent adjustments to the
12 design of the development which is to increase its
13 sustainable component. And this slide is indicating
14 that we are proposing that photovoltaic panels be
15 located on the roofs of the two multi-family
16 buildings which obviously adds a renewable energy
17 source to the buildings, and the areas where those
18 will be located is indicated on the roof plan.

19 These are some additional elevations at the
20 top of the slide. You see the elevations of the
21 buildings. The ensemble of buildings along
22 Kenilworth Avenue. Down below it you begin to see
23 some of the side streets in the development where
24 we've established, we think, nice transitions between
25 the mutli -- the scale of the multifamily buildings

1 on Kenilworth Avenue, and the family units located in
2 the lower buildings.

3 The buildings themselves are a mix of a
4 different kind of units. And again, this very
5 closely corresponds to the different bedroom
6 configurations that we deal with. These smaller
7 scale kind of more free-standing buildings generally
8 have an accessible flat in the ground floor with two,
9 two-bedroom townhouses up above. Everybody has their
10 own private entry. Everybody has a small private
11 exterior space. And we've used this often in our
12 developments and they work really well.

13 And then mixed in with that is a variety of
14 townhouses and a variety of different kinds of
15 strings, which again we think creates a nice
16 diversity across the neighborhood.

17 This slide begins to show you the
18 distribution of the different tenure types. The red
19 and the blue is showing you the mix of public housing
20 units with tax credit rental units, so a mix of
21 incomes within all of the rental component of the
22 program. And then the upper slide shows you the
23 different kinds of bedroom configurations we have in
24 the low-rise dwellings, which again go from two to
25 five-bedroom units with an accessible unit for each

1 of those unit types. We've been very careful to try
2 to locate the larger bedroom units, especially the
3 five-bedroom units, at the end of strings, where
4 there is a bigger side yard and it provides more
5 amenities for those families.

6 This is a view of the character of one of the
7 low-rise streets. And here, we've taken a different
8 kind of approach from the multi-family buildings,
9 trying to integrate it with the kind of more
10 traditional character that you find in the Eastland
11 Gardens Dwellings. You can also begin to see the
12 variety that we get in the roofscapes and the
13 characters of the elevations because of the diversity
14 of the development program. Also including amenities
15 like bay windows, front porches, dormers, and
16 whatnot, to activate the buildings with the
17 streetscape, and provide really wonderful pedestrian
18 friendly streets.

19 These are just some additional elevations.
20 These particularly isolate some of the changes we've
21 made in the design because of comments made at the
22 set down. We've chosen to eliminate some of the side
23 yard and create longer strings, which we think
24 creates kind of a calmer kind of characteristic to
25 the architecture. But you also can begin to see the

1 diversity that we have in the coordinated string
2 designs.

3 This is one of the elevations that shows the
4 relationship between the multi-family buildings and
5 the low-rise buildings where we've taken care to try
6 and articulate them in a way that they're compatible
7 with each other on the streets where they are aligned
8 together.

9 This is one of the three bedroom strings
10 where we have some of the units have rear yard,
11 private rear yards. Others have integral garages,
12 and this is the characteristics of the buildings with
13 the integral garages. Again, we've made some major
14 adjustments to these since set down, creating a more
15 kind of traditional row house character to these
16 buildings.

17 We have submitted an Enterprise Green
18 Communities checklist. In the intervening time we
19 have had substantial conversations with DDOE about
20 what standard is applicable to the project, because
21 it is located in the AWDZ, and Enterprise Green
22 Community is the appropriate standard with enhanced
23 energy efficiency, and that's shown in the checklist
24 that we have submitted.

25 This shows you that our landscape plan for

1 phase one introducing substantial street trees along
2 the streets, as well as substantial plantings
3 internal to the blocks, and then there's a number of
4 bio retention features, as well as a rain garden that
5 accommodates storm water management.

6 A recent landscape submission also was our
7 tree canopy diagram, which you see here, which
8 demonstrates that we meet the 40 percent canopy
9 requirement in phase one.

10 Lastly, this slide shows you a kind of
11 typical layout for some of the low-rise units with
12 regard to the location of parking, the allies, and
13 also the private rear yards. We've chosen to put
14 privacy fencing along the sides of the yards to
15 create kind of a sense of security and visual privacy
16 for those rear yards, but have chosen to leave the
17 back of the rear yard unfenced. And this is due to
18 access to those rear yards required by the
19 maintenance company who will be maintaining the rear
20 yards. And we also think provides a kind of more
21 open sense of community between the rear yards. So
22 it gives a little bit of both, privacy to the rear
23 yards as well as the capacity to see your neighbors
24 walking along the alley.

25 I won't go -- this is an undated diagram that

1 demonstrates the areas of flexibility, primarily
2 having to do with some rear yard and side yard,
3 flexibility, as well as a few instances where we're
4 looking for parking relief.

5 And that concludes my testimony. My
6 presentation.

7 MS. GIORDANO: That concludes our
8 presentation unless the Commission would like to hear
9 direct testimony from our transportation consultant.
10 Otherwise, we can leave that to the end if there is
11 any need to respond to DDOT's report.

12 CHAIRMAN HOOD: Okay. We may have some
13 questions for the transportation person as we get
14 into our questions.

15 MS. GIORDANO: Okay.

16 CHAIRMAN HOOD: First, let me make an
17 announcement. For those who may have come in a
18 little later after I made this announcement, if you
19 plan on testifying could you sign in to my left?
20 There's a kiosk on the wall. And if you have any
21 questions or issues, you can see Ms. Schellin.

22 And why don't we do a round now of those who
23 came in later, who are going to testify. If you can
24 let me see your hands. Those who did not take the
25 oath.

1 Okay. So we have two young ladies added.
2 Yeah, let's do that now. Let's -- we're going to --
3 if you can take the oath now and then we'll do that.
4 And if you know how to do that, if others come up can
5 you -- other like, can you help them, if you need
6 some assistance? Look like she knows what she's
7 doing.

8 MS. SCHELLIN: If you please rise and --

9 CHAIRMAN HOOD: But I don't.

10 MS. SCHELLIN: Rise and raise your right
11 hand, please. Mr. Otten, do you plan on testifying?
12 Would you please raise your hand?

13 [Oath administered to the participants.]

14 MS. SCHELLIN: Thank you.

15 CHAIRMAN HOOD: Okay. I want to thank you
16 for your presentation. Let's see if we have any
17 questions. I know I have a few, especially with the
18 relocation. I always have those questions in these
19 type of cases. Who would like to start us off?
20 Commissioner May is not here, Commissioner Cohen is
21 not here, so I'm going to start to my left this time.
22 Mr. Turnbull.

23 MR. TURNBULL: I see a pair of eyes looking
24 at me so I'll take that as a hint.

25 Thank you for your presentation. I think as

1 has been already said, when we first set this down we
2 had a lot of questions and a lot of issues that came
3 up. And I think architecturally we really didn't
4 talk about -- and I'll need to go through this
5 architecturally, but what's so different with this
6 set of drawings or this layout than what we're seeing
7 now.

8 But before I get there with the
9 architectural, I mean, you can be thinking about
10 that, on the -- and I guess as the Chairman talked
11 about, on the relocation, maybe you can summarize on
12 the relocation the concerns that were generated by
13 the council and the members of the council, and how
14 those concerns have been addressed. Maybe summarize
15 that, is there a degree of comfort now with the -- I
16 mean, we're going to hear from them, but I mean, I
17 think we need to know the major points that they had
18 and how those points have been satisfied.

19 MS. KING: Sure. So, I'll start with that
20 Commissioner. First I'll say that as we indicated,
21 this project started in August; August 25th, 2010.
22 And the Housing Authority, since that time, has been
23 working very closely with the residents at Kenilworth
24 in a very collaborative and supportive way.

25 There was a meeting on August 20th and there

1 were some concerns raised --

2 MR. TURNBULL: Of 2010?

3 MS. KING: Of 20 -- no, of 2016.

4 MR. TURNBULL: Of 2016. Okay.

5 MS. KING: Uh-huh. There were some concerns
6 raised by -- it was a public meeting, an ANC meeting,
7 and there were some concerns raised by nonresidents,
8 and some concerns that led to residents asking some
9 concerns. And we work very closely with the resident
10 counsel and I'm sure that they were approached by
11 some of their residents that they represent with
12 those questions.

13 So we reached out to the resident council.
14 We had several conversations with them. On August
15 25th we sat down with the resident council and their
16 representative from Bread for the City, and we walked
17 through each of their concerns. First and foremost
18 stating that our expectation -- we would love to see
19 this project move forward. But if we need to take
20 more time, we would take more time. So our
21 commitment was moving forward together or deciding to
22 wait together.

23 There were some issues raised, or questions
24 raised, and we addressed those. They consisted
25 primarily of a solid Section 3 plan. We responded to

1 that, ensuring that we would be committed to building
2 large bedrooms. Especially a focus on six bedrooms,
3 which we've committed to do in the second and third
4 phase.

5 Defined return criteria, which we have
6 addressed by adopting no -- barring any establishment
7 of criminal screening or credit screening, or work
8 criteria that exceeds DCHA's existing criteria.
9 Recognizing that the resident council has a
10 leadership role and a voice at the community right
11 now, if they were to in the future, create a resident
12 organization, that organization would be recognized
13 by the Housing Authority. And a full commitment to
14 relocation.

15 So there are large families that need to be
16 relocated. People often ask us how long is
17 relocation going to take. So --

18 MR. TURNBULL: Let me just -- with this new
19 development of Kenilworth --

20 MS. KING: Uh-huh.

21 MR. TURNBULL: -- are you saying that the
22 current resident council goes away, or it becomes
23 supplemented, or do they have to redo it?

24 MS. KING: So the resident council is a
25 function of public housing. So it's in the public

1 housing regulations to have resident councils. When
2 we create mixed income communities, we've done it,
3 we've recognized it in different ways. So there
4 could be a joint council so that there's not two
5 separate councils. So I think it's very important
6 and that's one of the things we actually discussed
7 with the residents for them to think about, do you
8 want to have a committee of the resident replacement
9 units represented, or do you want a more blended
10 committee that would have recognition of the end
11 representation from the public housing residents as
12 well as the affordable or workforce or market rate
13 residents, as well. So we asked them to think about
14 that.

15 We've done it different ways. Michaels
16 illustrated example where they've had a resident
17 association for -- with a representation for the
18 entire new community, and then subcommittees, and
19 perhaps a subcommittee for the public housing
20 residents.

21 So there are several ways to approach it. So
22 we address those and we provide it the -- to
23 memorialize that commitment we provided a letter to
24 the resident council that was executed by our
25 Executive Director, addressing these concerns. So --

1 MR. TURNBULL: But is there a way going
2 forward, then? Have they agreed to which type of
3 council they would want?

4 MS. KING: Oh, no. They haven't agreed to
5 that. Our commitment, they just said that that's an
6 option that they wanted to keep open.

7 MR. TURNBULL: Okay.

8 MS. KING: So our commitment to them was that
9 if they decided, if the residents decided to create
10 an organization in the future, we would recognize
11 that.

12 MR. TURNBULL: I see. Okay.

13 MS. KING: So we had several conversations.
14 We documented our responses to the resident council,
15 and the representative at Bread for the City, and we
16 came to an agreement that we would move forward.

17 MR. TURNBULL: Okay. I mean, what always
18 seems to occur as we go forward on things like this
19 is that there is the whole relocation issue of moving
20 you someplace, how far away you go, the schools, how
21 long you're gone before you come back.

22 MS. KING: Sure.

23 MR. TURNBULL: Was that discussed and talked
24 about?

25 MS. KING: So there is, as Janice mentioned,

1 we have a draft relocation plan and we have a list of
2 to-dos before we finalize that plan, which includes a
3 process of working with the residents to actually
4 finalize the plan so that they understand what the
5 options are, what the rights are, what housing
6 availability looks like, what some of the options
7 are. So that plan is not final.

8 MR. TURNBULL: Okay.

9 MS. KING: But it's through that process that
10 residents become intimately familiar about -- go
11 ahead.

12 MR. TURNBULL: Well, I'm sorry. I didn't
13 mean to -- how long would that -- how long before you
14 get to a plan like that in this process?

15 MS. KING: Yeah, I'll let Ms. Burgess speak
16 to the actual timeline of the plan, but I think I'll
17 put it in context and then turn it over to her.

18 We, if we were moving forward, as Ava said,
19 today, on our best day and everything rolled
20 perfectly, we got financing, we would look to break
21 ground in 2018. So that's two years from now.

22 So the relocation, we always, at every step
23 of the way as Janice will tell you, have a pulse on
24 who the residents are in our first phase and our
25 second phase, but we have -- so while we're always

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1 watching that, we're also careful to align relocation
2 to when we actually believe the development is going
3 to occur. So I'll let Janice talk about the actual
4 steps and timeline to completing the plan.

5 MS. BURGESS: At this point I think that what
6 we've done is have several meetings as I mentioned to
7 you before, starting a few years ago, just with the
8 education process. The plan that we have now is in
9 draft form. The resident council has it, and we
10 still have some decisions to make in terms of some
11 things that I think they would like to see. And some
12 of the stuff is pretty pro forma. You know, it just
13 gives you the information about the population and
14 the phasing and that sort of thing. We get more
15 specific when we get a little closer to finalizing it
16 regarding what's available for replacement housing
17 for families.

18 We have clearly heard that there are a lot of
19 people interested in staying in Ward 7, so we are
20 keeping our eye on vacancies in Ward 7 and constantly
21 updating the needs in terms of the bedroom sizes as
22 they become available.

23 MR. TURNBULL: Yeah, one of the things we've
24 heard on other developments similar is that there is
25 always a concern about people moving away from the

1 neighborhood where they are, too far, and uprooting
2 kids, going to a different school and then coming
3 back. And if it takes four years to do that then
4 it's a very unsettling effect on a lot of people and
5 I think --

6 MS. BURGESS: It is.

7 MR. TURNBULL: -- we'd like to feel assured
8 that there's something going forward that helps take
9 care of some of that.

10 MS. KING: Absolutely, so --

11 MS. BURGESS: Yes. Yes, and we would too.

12 MS. KING: I'll quickly say that one thing
13 that this development allows, each development is
14 unique, while there are obviously some key components
15 that are relative to each of the developments that
16 are similar, the scale of each development is unique.
17 This development at Kenilworth allows us to develop
18 within phases.

19 So we are, our consolidated application is
20 for the first phase. That's for a portion of the
21 site. There are 88 existing units on that portion of
22 the site. We would leave, intact, the balance of the
23 site. So we would develop in phases, and given that
24 there would be an opportunity for us to relocate some
25 of the residents within phase one, our consolidated

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1 application boundary, to the balance of the site,
2 phase two and three.

3 And certainly by us demolishing in the first
4 phase, 88 units, and bringing back in the first
5 phase, 118 replacement units, there is the
6 opportunity for a one-time move for some of those
7 Kenilworth residents --

8 MR. TURNBULL: Okay.

9 MS. KING: -- that are in the second and
10 third phase, to move into the first phase of
11 development. So we have that opportunity because of
12 the way we're able to phase this development. So
13 that's one way that we would look to maximize the
14 number of residents that are able to stay in the
15 community.

16 MR. TURNBULL: Okay.

17 MS. BURGESS: I think to add to that, also,
18 there are vacancies in the second and third phases as
19 well, and we would take that opportunity to move
20 those first phase families into the vacancies that
21 exist on the site.

22 MR. TURNBULL: Okay. Thank you. Jumping on
23 to -- you said there was 4,000 square feet grocery
24 store. I think you said there was a -- it's a mixed
25 use development and there's 5,000 square feet

1 commercial?

2 MS. KING: So there's 4,500 square feet of
3 nonresidential space, which we believe in the -- our
4 ultimate goal is to bring -- we recognize that that's
5 a food desert. Our ultimate goal is to bring a
6 grocer there, and Michaels has had success with that
7 in the past. I'll let Ava speak to that. So that's
8 our ultimate goal. Our immediate plan would perhaps
9 be office space or community service space.

10 MR. TURNBULL: The space indicated, the pink
11 space on the drawing.

12 MS. O'NEILL: That's correct. That's the --

13 MS. GOLDMAN: That's correct.

14 MS. O'NEILL: -- the 4,000 square feet.

15 MR. TURNBULL: That's the 4,000.

16 MS. GOLDMAN: And we've certainly done that
17 successfully in other communities. In the interest
18 of going quickly I didn't explain all the photos, but
19 one of the photos was actually of a fresh food market
20 that we have in one of our mixed income communities
21 with the Sarasota Housing Authority. So we do have
22 experience in bringing fresh food grocers to our
23 communities.

24 MR. TURNBULL: Okay. Thank you. Jumping
25 ahead to the architectural elements then. On set

1 down we had a lot of issues, you've made some
2 changes. What's the major issue or the major point
3 that you picked up from set down from us that you've
4 changed on the plans?

5 MS. O'NEILL: It primarily has to do with the
6 townhouses and the kind of composition of the
7 different kind of styles that were used in the
8 townhouses, as well as comments about the length of
9 the strings and a desire for longer strings to reduce
10 the number of side yards that we had, and also
11 request for flexibility.

12 So, there was substantial change in the
13 elevations of a number of the townhouses, the three-
14 bedroom integral garage townhouse was redesigned, the
15 five-bedroom townhouse was redesigned. There were
16 some adjustments to the elevation of the four-bedroom
17 townhouse, and then we looked at all the strings all
18 over again and partly they changed because we
19 changed, you know, that we have nine-unit strings
20 instead of two four-unit strings, and really looked
21 at those carefully to try and kind of create a more
22 subdued and more integrated set of compositions,
23 which is one of the things that we did hear at set
24 down.

25 MR. TURNBULL: Okay.

1 MS. O'NEILL: We also changed the color
2 pallet some for the townhouses, as a way to integrate
3 it more with the multi-family buildings, and we do
4 have materials boards if you would like to see them.

5 MR. TURNBULL: Yeah, we will. Why did you
6 change, go to a very flat and almost a commercial
7 looking building? Some of the original design had
8 gable and gabled roofs on it.

9 MS. O'NEILL: Yeah.

10 MR. TURNBULL: And now you've gone to some --

11 MS. O'NEILL: Well, in the end, there's a
12 variety of roof configurations and I think this slide
13 here helps illustrate the kind of strategy that we
14 have, which is there are certain blocks in this phase
15 one that are our transition between the multi-family
16 buildings and the lower density townhouse buildings.

17 And so in certain instances we've gone to a
18 flat roof with a more formal cornice, which you can
19 see in the bottom elevation there, just as a way of
20 transitioning from the more urban character of the
21 multifamily buildings, down to the more traditional
22 residential character beyond that.

23 So we really see those kind of flat roof
24 buildings to be used in those instances, where
25 they're making a transition, and then once you get --

1 MR. TURNBULL: Where are those on a plan?
2 Could you show those on a plan?

3 MS. O'NEILL: Sure. [Speaking off mic.]

4 MS. SCHELLIN: You have to be on the
5 microphone.

6 CHAIRMAN HOOD: Do we have the handheld mic?
7 Yeah.

8 MR. TURNBULL: She has a microphone for you.

9 MS. O'NEILL: So it's particularly these
10 areas of the plan where we know we're transitioning
11 from the scale of the multi-family buildings and the
12 busier Kenilworth Avenue, down to the more
13 residential streets in a kind of more traditional
14 single-family block. So that building that you were
15 just looking at is this building here.

16 MR. TURNBULL: Okay.

17 MS. O'NEILL: Which is, you know, right
18 between the multi-family buildings. And these
19 buildings. But then as we get further into the
20 neighborhood, that kind of flat roof motif, a little
21 bit, disappears and we get more of the more
22 traditional gables.

23 MR. TURNBULL: Okay. Well, what we don't
24 have is a roof plan of -- I mean, a good roof drawing
25 of the senior building and the multifamily building,

1 because it looks like the stair tower at the senior
2 building is not set back one-to-one from the edge of
3 the building.

4 MS. O'NEILL: That is correct and --

5 MR. TURNBULL: Well, I think you've got to
6 work that out.

7 MS. O'NEILL: If I could just talk a little
8 bit about why that happens, is because this a
9 conventional double-loaded corridor building. We
10 need to provide a stair to the roof for maintenance,
11 especially since we have the panels up there. And so
12 the one that we're looking for relief for is this
13 stair right here, which is aligned, obviously, with
14 the rear façade of the house.

15 MR. TURNBULL: Yeah, but it looks like the
16 one up front also is not set back.

17 MS. O'NEILL: Right. But this one does not
18 go to the roof. So it's only that one stair that we
19 would like to come up to the roof to provide -- it's
20 simply for access for maintenance for the roof.

21 MR. TURNBULL: Well, I think what we're going
22 to need, we do need a better drawing of the roof
23 plan.

24 MS. O'NEILL: Okay.

25 MR. TURNBULL: I think we're going to need --

1 because you're talking about now, solar panels up
2 there. I think we need to look at the setbacks. I
3 think we want to look very carefully at these roof
4 plans at a bigger scale, and know what's going on.
5 If you want to provide a little perspective going
6 down, looking at that, I think we need that.

7 The other thing I don't understand is this
8 tower, this lighted tower on the multi-family. It
9 seems like the whole thing is so it can be lit at
10 night as a beacon, and I just don't -- seems like
11 money could be better spent on some kind of an
12 amenity for these buildings rather than a lighted
13 tower that it just seems like it is an extravagant
14 thing that could be architecturally more well done in
15 a different way rather than just having it so that it
16 could be -- have this, all this glass lit at night.

17 MS. O'NEILL: Well, we actually have done
18 this in another project recently in Pittsburg, and it
19 was actually a library that had a similar kind of
20 beacon feature in a tower at the corner. We'll
21 certainly --

22 MR. TURNBULL: Yeah, but --

23 MS. O'NEILL: We can certainly look at it.

24 MR. TURNBULL: -- this is not a library.

25 This is a residential building and I think people

1 live here. I think something could be done a little
2 bit more conducive to a family oriented building.

3 MS. O'NEILL: Okay.

4 MR. TURNBULL: So that that's just my
5 concern. I just -- I would also like to see a couple
6 of more perspective drawings looking through the
7 neighborhood. You've got one, one at the end looking
8 into it. But I'd like to see a little bit more.
9 You've got that one there, but those are really the
10 only two perspectives. I'd like to maybe go around
11 the site a little bit more and see a couple of more
12 renderings on what people are actually going to see
13 from different aspects of the development.

14 I get a little bit of a flavor but I'd like
15 to get a few more views as you look into the
16 development just to see the character of it, and what
17 the neighbors are going to see as they come into
18 these new homes.

19 I appreciate the fact that you're going to
20 have a lot of Ward 7 development and I think that's
21 very positive, getting most of -- a lot of the
22 community involved in this and providing work and
23 jobs. I think that's very significant and I
24 appreciate that. And I think -- I don't know if we
25 have all our information that we need on that, but if

1 there is anything else you could provide for us to
2 make -- to maybe strengthen that, that would be great
3 to see.

4 MR. WILLIAMS: Absolutely.

5 MR. TURNBULL: Okay.

6 MR. WILLIAMS: And -- go ahead. I think --

7 MS. GOLDMAN: I just was going to -- I'm so
8 excited about this. We are actually having a
9 contractor's fair and we're working -- the Michaels
10 Development Company is actually working on three
11 affordable housing developments in Washington, D.C.
12 Two of them happen to be in Ward 8. The third is
13 this one in Ward 7. And we actually have a
14 contractor's fair on what date? The 21st of
15 September.

16 And we certainly encourage subcontractors in
17 the D.C. area to come and attend and let's get them
18 signed up.

19 CHAIRMAN HOOD: Let me ask this, let me
20 interrupt right quick.

21 MR. TURNBULL: Sure.

22 CHAIRMAN HOOD: How are you letting people
23 know that you're having that? I mean, maybe I didn't
24 hear about it but I'm just curious. How do you
25 letting people know that you're --

1 MS. GOLDMAN: This is something that we're
2 working with DSLBD to pull together.

3 CHAIRMAN HOOD: All right.

4 MS. GOLDMAN: We have invitations that were
5 just approved by DSLBD and they're going to be
6 distributed throughout the community.

7 CHAIRMAN HOOD: Because the 21st is coming
8 soon so one of the things we want to make sure you
9 get the word out.

10 MS. GOLDMAN: Absolutely. We'll appreciate
11 everyone's help in doing that.

12 CHAIRMAN HOOD: Okay. All right. Thank you,
13 Mr. Turnbull.

14 MR. TURNBULL: Yeah. I think, Mr. Chair,
15 I'll relinquish my time right now and --

16 CHAIRMAN HOOD: Okay. Who would like to go
17 next? Oh, Commissioner Miller. We have such a
18 selection up here.

19 MR. MILLER: Thank you, Mr. Chairman. And
20 thank you all for your presentation and for all the
21 work with the community that's been done thus far. I
22 mean, clearly this is a long needed redevelopment
23 project and to bring quality housing for the
24 residents that are there and a new mixed income
25 community that will be there with this plan.

1 On the relocation plan, can you provide us
2 with a copy of the draft plan, unless it's in the
3 materials. I don't think -- I might have missed it.

4 MS. KING: It's been submitted.

5 MR. MILLER: Okay.

6 MS. KING: With the prehearing submission, I
7 believe.

8 MR. MILLER: Okay. Maybe someone could
9 direct me to that because I missed seeing that draft.
10 And certainly as those drafts get further formulated
11 we certainly want to see latest, Ava Duration (sic),
12 since your meeting very soon with the community again
13 on refining that and you mentioned -- or Ms. Burgess
14 mentioned some items that they wanted to see and that
15 maybe you can detail what those items are or provide
16 a summary. It might be in your testimony, but if you
17 can highlight what it is that you're considering
18 adding to it that isn't already in the draft, clearly
19 you'll get more specific when you know where people
20 are going to go.

21 But in terms of conceptually, are there
22 things being added that you can share right now, or
23 that they most recently expressed concerns about that
24 aren't in the draft plan?

25 MS. BURGESS: Well, we usually -- the plan

1 sometimes take on a dual purpose in that the
2 residents always like to see some of the reentry
3 information in it as well. So we've had a number of
4 discussions about some of those things. Some of them
5 have been actually clarifying in the letter that
6 we've submitted to the residents, and others are
7 detailed type things that they want to make sure are
8 mentioned. For example, let's see.

9 If we're moving someone who is in a larger
10 unit than they actually need, maybe they're in a
11 three or four and they only need a two or three, then
12 we do pay for the cost of the storage for about a
13 year. And that was something that was missing in the
14 plan that we were happy to certainly put in. So
15 that's the type of thing.

16 MR. MILLER: Right. And I see the Exhibit C
17 that one of my colleagues helpfully just handed to
18 me. So I will look at that a little more carefully
19 and may have more questions after I have a chance to
20 review that more carefully.

21 MS. BURGESS: Sure.

22 MR. MILLER: On the 4,500 square feet of
23 nonresidential use, I have a few questions. Why
24 can't there be a commitment just outright that at
25 some point there will be a fresh food grocer, or

1 fresh food provision in that space or as part of what
2 any zoning order that we would approve? We've --
3 often people have a goal. It's a good goal to have
4 that amenity. Especially in a food desert as you've
5 testified. But why can't that commitment be actually
6 just made flat out?

7 MS. KING: So I'll let Ava pick up on this,
8 but it's not something that we can absolutely
9 control. So we can work to our best efforts to try
10 to make that happen, but it's market conditions.
11 There are a lot of things that will go into it, and
12 I'll let Ava talk about her experience and the
13 success that they had, and some of the elements that
14 are really market driven that we can't control. So,
15 we're confident, however, that in the long term we
16 would be successful. But, you know, we have to --
17 it's demographics. It's foot traffic. It's things
18 like that that we have to make sure that we're able
19 to entice a grocer to come to that spot.

20 MS. GOLDMAN: I think our intention is -- our
21 first preference is a private grocer. And if we can
22 possibly do that, as I've said, we've done it
23 successfully in other neighborhoods, it's really a
24 matter of market. It's market driven.

25 And I'm hoping we'll be successful with that.

1 If we're unfortunately not as successful as we'd like
2 to be, there are other alternatives. We certainly
3 will work with the resident's association to see if
4 maybe we can create a food co-op. there are other
5 ways of making sure that there's fresh food
6 distribution to our residents. So one way or
7 another, you know, I think the reluctance is to
8 absolutely promise a private grocer. But one way or
9 another, yes, we feel very comfortable that we will
10 be able to increase the supply of affordable fresh
11 foods to our residents.

12 MR. MILLER: And I saw that -- well, that's
13 obviously very important. To the extent that, you
14 know, you're able to make a commitment at least at
15 some point in the phasing of this that you could do
16 it, that you will provide, whether it's a food co-op
17 or private grocer, or some kind of food amenity, to
18 the extent that that can be memorialized and
19 committed to at some point in the zoning -- in the
20 draft zoning order, I think that would be important
21 to consider.

22 I saw that there was efforts to acquire or I
23 guess the Kenilworth market, is it, which is adjacent
24 to this site, which I don't want to -- I'm just
25 reading what I have in the record. Apparently it's

1 not necessarily providing the kind of fresh food or
2 that kind of market amenity for the neighborhood.

3 And I saw that the price that was being
4 offered by the owner was way over fair market value.
5 Can you share what the assessed value is and whether
6 -- the department obviously is strapped for money for
7 everything. But was there consideration of using
8 eminent domain to acquire that? How much square
9 feet is that, and where is it located in relation to
10 where this --

11 MR. WILLIAMS: So, yeah, the market itself is
12 on the edge, on the north, north-western edge of the
13 community if you're traveling north on 295. And it
14 does provide, in absence of any other community
15 store, it does provide a service, and you know be it
16 bread, milk, juice, whatever. And however, it's not
17 to the quality of what we are used to having in some
18 of our other neighborhoods in the District of
19 Columbia. You know, certainly we would have like to
20 have gotten that parcel. We negotiated -- I
21 negotiated extensively with the owner to talk to him
22 about, hey, wouldn't it be nice because you know,
23 just like residential people who have invested, we
24 try to keep commercial folks that have been there and
25 invested in the community. And so we had a variety

1 of talks, not only just about outright buy or buying
2 and him coming back underneath some different
3 circumstances, and he -- and we even approached him
4 about potentially giving him some type of a loan to
5 be able to come back and do -- run a different type
6 of business that would be more community serving
7 retail versus some of the things that he has in there
8 right now that, you know, frankly we're not sure are
9 right for the community.

10 But, you know, with every step of the way we
11 were met with a no. And it was a sort of a hard no.
12 And then the figures that were given weren't even
13 realistic for 2,500 or so, square feet of retail.

14 MR. MILLER: Did the authority consider
15 imminent domain, or is that within your bailiwick of
16 things that you do?

17 MS. KING: No, we don't have that, that
18 authority.

19 MR. MILLER: I saw on one of the sections
20 that there is an existing playground. I think your
21 Section A showed some existing playground. But my
22 question really is that you have the two tot lots
23 proposed. And you have -- how much other -- what is
24 the total amount of green and open space? You've got
25 the aquaponics in the community garden, and the

1 plaza.

2 MS. O'NEILL: I would have to follow up with
3 that. I don't have that number in the top of my
4 head. But --

5 MR. MILLER: I don't need it right now,
6 but --

7 MS. O'NEILL: Yeah. Yeah, we have the plaza
8 at the corner there. We have two tot lots, we have a
9 community garden, as well as the aquaponics facility.
10 Also, keep in mind that this is in close proximity to
11 the aquatic gardens and all of the open space and
12 amenities there, and also two existing recreation
13 centers.

14 MR. MILLER: Right. And that was my next
15 question, so that was a good segue. What are the
16 existing pedestrian connections to like the
17 Kenilworth Recreation Center or the Aquatic Gardens?
18 Or are there any plans to improve those connections
19 on that side of the freeway?

20 MS. O'NEILL: Yeah. Currently there are not.
21 Unfortunately the street grid does not connect
22 directly to the Kenilworth, the former Kenilworth
23 Elementary School. There's a path that is often used
24 in the community to slip through the block and to
25 walk over there. To the Deanwood facility on the

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1 other side of Kenilworth Avenue there is a pedestrian
2 bridge that goes over Kenilworth Avenue that provides
3 access to that facility.

4 MR. MILLER: There is an existing pedestrian
5 bridge?

6 MS. O'NEILL: Yes.

7 MR. MILLER: Isn't there a proposed
8 pedestrian bridge as well?

9 MS. O'NEILL: There's a proposed upgrade to
10 that pedestrian bridge, yes.

11 MR. MILLER: Do you know the status of that
12 plan?

13 MS. KING: No. I don't believe that the last
14 time we talked to DDOT about it they were in the
15 process of updating their schedule for that. But
16 we --

17 MR. MILLER: We can ask DDOT, then, about
18 that.

19 For the development team, then, I saw that
20 there was going to be a van shuttle service provided
21 to both recreation centers and to the Metro. Is that
22 -- what is the -- can you provide any more specifics
23 on that commitment and what the frequency and
24 capacity of that will be for -- is that still
25 something that's been contemplated for this project?

1 MS. GOLDMAN: It's still something that's
2 contemplated. We haven't worked out the details.
3 It's certainly, we would include in our development
4 budget, the cost of you know, at least one van per
5 phase. And we would make sure in our operating
6 budget that we had sufficient funds to be able to
7 first of all run the van service, and also to make
8 sure that we had somebody on staff who had the right
9 commercial license in order to drive the van.

10 Beyond that, you know, we've committed to do
11 it. We haven't worked out the details yet. We have
12 run similar services from some of our other
13 developments.

14 MR. MILLER: Yeah, I think that would be a
15 very important amenity since you do have these great
16 facilities or will with the Kenilworth Rec Center
17 being upgraded.

18 MS. GOLDMAN: And our Central Services Staff
19 in other communities has worked with residents and
20 community groups to improve safe streets, to work
21 together to make sure that there, you know, there are
22 safe passages to local amenities, including things
23 like the Kenilworth Recreation Center. So we
24 certainly would be happy to do that.

25 When we're in operation to work with the

1 community to make sure that there are safe ways to
2 get from our development to the amenities within our
3 neighborhood.

4 MR. MILLER: Yeah. Well, I think the van
5 shuttle service would be important until such time
6 that there are these improved pedestrian connections
7 to these facilities. So to the extent you can
8 provide more specifics on that at some point, in a
9 post-hearing submission, that would be good too.

10 I think I also would like to see some -- I
11 saw the timing of the phase one laid out, which
12 obviously is dependent upon getting the financing.
13 You mentioned the fourth quarter as the next --
14 fourth quarter of '16. Were you talking calendar
15 year or -- you weren't talking district --

16 MS. GOLDMAN: The fourth quarter of this
17 year. If we can -- if we are able to establish the
18 zoning for the area, then we can apply for the gap
19 funding for phase one before the end of the year.

20 MR. MILLER: Before the end of the year.

21 MR. WILLIAMS: And as to the DHCD NOFA, and
22 one of the threshold requirements is zoning approval
23 to even be able to apply for the financing.

24 MR. MILLER: And when is that NOFA funding?

25 MS. GOLDMAN: That's a good question. My

1 understanding is, we think in October. We're, you
2 know, DHCD hasn't announced it yet. But we believe
3 it will be by the end of October.

4 MR. WILLIAMS: In the past they've had a fall
5 round and a spring round, and, you know, there is
6 really no date certain but we do believe that we'd
7 like to be ready for this fall round if possible.

8 MR. MILLER: Just a couple more questions,
9 Mr. Chairman.

10 The rooftop I see you added the photovoltaic,
11 but there's no other roof -- there's no rooftop
12 amenities on the multi -- or on any of the buildings,
13 is that correct?

14 MS. O'NEILL: Correct.

15 MR. MILLER: Is there -- and I couldn't tell
16 with the illustrations that we have, how many
17 balconies are on these -- the multi-family buildings.
18 It looks like there's --

19 MS. O'NEILL: Yeah, on the building --

20 MR. MILLER: The one with the flag that looks
21 like there's --

22 MS. O'NEILL: Right.

23 MR. MILLER: -- something going on there in
24 the corner.

25 MS. O'NEILL: Yes. That's the senior

1 building and there's actually a balcony there right
2 on the plaza that's accessible from the public
3 corridors of the building. So you know, accessible
4 to anybody in the building.

5 MR. MILLER: But none of the individual units
6 of any of the buildings have -- do they have any
7 balconies or --

8 MS. O'NEILL: No, they all have bay windows.
9 Or many of them have bay windows. We've also
10 designed it so that all of the ground floor units
11 have independent access from the street to be able to
12 access -- activate the street and also get a small
13 private exterior space there.

14 MR. MILLER: Right. And the fitness and
15 business center that's going to be in the multi-
16 family building, will that be access --

17 MS. O'NEILL: Yes, in the larger multi-family
18 building will be one of the amenities in the
19 building.

20 MR. MILLER: And will that be accessible to
21 all the residents of the other buildings?

22 MS. GOLDMAN: Yes. Yes, and in fact we can
23 usually work it out so that those facilities are
24 accessible to generally the people in the
25 neighborhood.

1 MR. MILLER: Okay. All right. I think Mr. -
2 - oh, one last question. I keep promising you that.

3 I think if we can get -- if you can direct me
4 to where it is, if it's already in the record, but if
5 it's not if you can provide in a post-hearing
6 submission, a safety and security plan that obviously
7 that's been a concern in the past in this
8 neighborhood. So, and I know that a number of things
9 that are being done to try to alleviate that.

10 So to the extent you're able to provide a
11 plan that shows, you know, what the lighting is, what
12 the cameras are, I think there was a reference to
13 security cameras, I'll ask the Office of Planning if
14 we have a report from the Metropolitan Police
15 Department. But maybe you all know whether we have -
16 - sometimes, and often in these cases we do have a
17 report from MPD of what they recommend. So I think
18 that may be useful for us to get. Thank you for your
19 presentation.

20 CHAIRMAN HOOD: All right. Can we put back
21 up the slide, the phasing slide? I want to ask the
22 development team something. There was one that had
23 phase on there, like phase one, two, three.

24 MS. O'NEILL: That's it.

25 CHAIRMAN HOOD: Is that it? Well, my glasses

1 must -- I thought it was a lot larger.

2 MS. O'NEILL: Sorry. The black is phase one,
3 green is phase two, and blue --

4 CHAIRMAN HOOD: Okay. So phase one is right
5 here, right?

6 MS. O'NEILL: Yes.

7 CHAIRMAN HOOD: And this is phase --

8 MR. WILLIAMS: Three.

9 CHAIRMAN HOOD: I've always wanted to use
10 this. Marcie gave it to me. So this was phase
11 three, right? And this is two, correct?

12 MS. O'NEILL: Correct.

13 MR. WILLIAMS: Correct.

14 CHAIRMAN HOOD: Okay. And Kenilworth Avenue
15 runs this way. Hold on. I'm getting like Marcie
16 now. Kenilworth Avenue runs this way, right?

17 How do we come up with the phase? And I
18 think you mentioned it earlier in your testimony, but
19 it's been a while since I heard it. Was it financial
20 or was it because of being able to ingress and
21 egress. How do we come up with the phase?

22 MR. WILLIAMS: So, you know, I think there
23 was a -- we went back and forth to be honest with
24 you. We did some master planning with Torti Gallas
25 and with the -- what we came up with, with the

1 Housing Authority, and you know, initially we
2 thought, hey, maybe we should try to fit a senior
3 building on the rear facing the park. And where is
4 the right place to start? And so we met with the
5 residents and you know, we basically decided that
6 because of this project that we see as a gateway
7 project to the District of Columbia, that it might
8 make sense to try to get a first stab that would kind
9 of give a signal to the rest of the community that we
10 do have a new community that's coming with demolition
11 along Kenilworth Avenue.

12 And so we took a stab at seeing if this was a
13 natural first phase, and we believe that we've
14 captured it by the amount of -- what it really came
15 down to was, where could we do a first phase where
16 the street grid wouldn't be so interrupted, where we
17 would be able to maximize the amount of residents
18 that could return to the first phase of development.

19 And we were able to, as we said, tear down
20 the first existing phase and be able to have 167
21 units. And on this -- by doing it this way we're
22 able to get back 118 replacement units in our first
23 phase. None of our other -- none of our other
24 iterations allowed us to replace so many residents in
25 the first phase.

1 CHAIRMAN HOOD: Okay. I think you've
2 answered my question. My concern, or my issue was,
3 impacts. And I think you answered my question.
4 We're going to sacrifice the impacts because we're
5 able to get more of the residents back and get them
6 seated faster. I got you. Okay.

7 MS. KING: In addition, if I may,
8 Commissioner, the more attractive units on the site
9 are actually in the later phases. So this gave us
10 the opportunity to address where we thought residents
11 would be more comfortable remaining on the site for a
12 longer period of time.

13 CHAIRMAN HOOD: And I'm sure when we get to
14 phase -- not to cut you off, but I'm sure when we get
15 to phase two and three we're going to have
16 construction management plan, some kind of plan to
17 make sure we don't tear up what we build up.

18 MS. KING: Oh, of course.

19 CHAIRMAN HOOD: Okay. Okay. I don't know
20 whether to be happy about the agreement that I see
21 for the relocation plan because it seems like I've
22 done a lot of these. And it seems like this one,
23 from the latest developments today in working with
24 the community is, I like what I saw. I just think
25 when you look at your plan that you had in the

1 presubmission, if I lived somewhere that would give
2 me some hesitant. I would give great pause.

3 But I like what I saw and what I'm hearing.
4 But I think some kind of way we've got to intertwine
5 what you did in the presubmission, in what you came
6 up with working with the community now. Some kind of
7 way we got to put that together, because I'm big on
8 that relocation as you all probably already know,
9 because what we've found is you know -- and I'm not
10 bringing other cases into it. And let me back up,
11 though.

12 I want to really hear from the residents who
13 live there. And no, I don't need any applause, but I
14 want to hear from the residents who live there. And
15 I'm making that point for a reason. And I want to
16 encourage the residents who live there, do your own
17 homework because you live there. People come from
18 all over the city and want to tell you what to do and
19 how to do it. But do your own homework. I can tell
20 you, I've done a lot of plans and this one -- with my
21 colleagues. I didn't do them by myself, but with my
22 colleagues. And this one, at least starting off with
23 the developments that you all work together with, is
24 one of the better ones I've seen, because part of my
25 issue with relocation is, they get lost in the

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1 shuffle. There's so many years that go by. And some
2 people may not want to come back.

3 And one of the questions I wrote was, where
4 do they go, because most of the time it's
5 Gaithersburg. And when that happens, when that
6 happens, I'm going by what I'm hearing, not what we
7 come down here and say, I go by what I see. I also
8 live in D.C. I don't live in Pittsburgh. I live in
9 D.C. So, one of the issues I want to make sure that
10 we do, is we capture that.

11 But what I heard today, I like what I heard
12 so I don't want the Housing Authority to think, oh,
13 Anthony Hood is just beating up on us all the time.
14 No, I actually like, this time, what I've heard, more
15 than the other times. This time it seems like we
16 really have something. At least it was presented to
17 us differently this -- I think it was, to me this
18 time.

19 I do have a question though, for you, Ms.
20 Burgess. You know, one of the issues that we've
21 always had is, you know, people getting lost in the
22 shuffle. Now, you all have assured me in previous
23 cases that we keep the list. But telephone numbers
24 change. E-mail, I guess now a-days, e-mails change,
25 cell phone numbers change. How are we -- are we

1 going to stay -- I think you mentioned once before in
2 another case that we call periodically. How do we do
3 that? How do we make sure we stay in tune with those
4 who are going to be -- even though some of them may
5 be on the site in other areas, but some of them may
6 be off site. How are we going to stay in touch with
7 everybody?

8 MS. BURGESS: Well, we do maintain a list of
9 everyone that we move. And if they are in our public
10 housing system, or if they have a voucher, then
11 they're still in our system. So we have a way to
12 maintain contact with them.

13 And I think that we've been successful in
14 staying in contact with those who are interest in
15 staying in contact with us. We also do periodic
16 meetings. Even though many of the families may be
17 away from the site, and in this case because we're
18 doing it in phasing most of them will still be on the
19 site, but for those who are off-site, they continue
20 to be a part of our mail list. So they'll get mail
21 about what's happening in development and invitations
22 to the meetings like everyone else who is still on
23 site.

24 CHAIRMAN HOOD: Okay. And, Ms. Giordano, as
25 we put this with the letters from Ms. Toddman today

1 and as we put this relocation plan together, I want
2 to see it more. And I know there's some forms in
3 here that are standard. But when we put -- we need
4 to put -- I want to put what was done recently and
5 what was submitted to us previously. And you all can
6 make that work, kind of merge it together. So that
7 way we had one place to look. If somebody wants to
8 come down and look at something, we have it in one
9 place.

10 But I do want to commend the Housing
11 Authority, because I know you don't get commended a
12 lot. But I do want to commend you from this time to
13 the last case that I heard, it's with the relocation
14 plan. And maybe my memory fails me. And maybe you
15 all present it the exact same. I don't think so,
16 though. That's why you put on a smile. I think you
17 have presented to us, today, a lot better. And I'm
18 actually really satisfied with what I see with the
19 relocation. I just want it to come together and
20 we've got to make sure it happens because it's
21 nothing like having that uncertainty.

22 MS. GIORDANO: Sure.

23 CHAIRMAN HOOD: But I think the difference in
24 this case, though, is that a lot of people will not
25 be -- like another case we have, a lot of people will

1 not have to go to Gaithersburg. They can relocate in
2 phase one, two, or three, while phase one is going
3 on. And then they can come back to phase one when
4 phase two goes. And I think this might be a little
5 differently. Okay. Okay. Great.

6 I more or less want to hear from the
7 residents, but I will say this. I really want people
8 who live in the area, I really want to hear from the
9 people who live in the area. And I've said this in a
10 number of cases because you are going to be the ones
11 that's impacted with the construction, with the
12 relocation, and everything.

13 So, and I mean, anybody can come down and
14 testify. You can come from upper northwest or where
15 -- anybody can come testify, but the people who live
16 in the area the most are impacted, and that's who
17 this commissioner wants to hear from, those who are
18 most impacted.

19 I did write a few more questions. On the end
20 units of the townhomes, on the end unit, I think you
21 mentioned, I think Mr. Turnbull might have alluded to
22 that. Can you put that back up, the sides in the
23 overall community. I think there's a slide. And
24 I'll use my pointer again. On the end. The ones
25 that shows the face, the -- this one. I want to talk

1 about this end unit. It shows the street and the
2 cars and -- yeah. Yeah.

3 And I want to know what kind of townhouse is
4 that end unit. This end unit right here.

5 MS. O'NEILL: That's a five-bedroom
6 townhouse.

7 CHAIRMAN HOOD: How many of those do we have?

8 MS. O'NEILL: We have five.

9 CHAIRMAN HOOD: Five.

10 MS. O'NEILL: In phase one.

11 CHAIRMAN HOOD: And that --

12 MS. O'NEILL: We've always located them on
13 the end. They have to be a three-story dwelling,
14 obviously, for --

15 CHAIRMAN HOOD: Right. I understand.

16 MS. O'NEILL: -- all the bedrooms. And we've
17 always located them on the ends so that they get the
18 bigger yard.

19 CHAIRMAN HOOD: Now, is it a floor in between
20 here?

21 MS. O'NEILL: Yes.

22 CHAIRMAN HOOD: Or is that just a high
23 ceiling?

24 MS. O'NEILL: No, there's a floor in between
25 there. So there's living spaces and then two floors

1 of bedrooms.

2 CHAIRMAN HOOD: It's not an open area. It's
3 a floor. Okay.

4 MS. O'NEILL: Right.

5 CHAIRMAN HOOD: Okay. I'm not going to
6 belabor. I'm going to move on. Any other questions
7 up here?

8 Now let me ask you this, have you resolved a
9 lot of -- the Office of Planning had a laundry list
10 and I can ask them, but to your knowledge, Ms.
11 Giordano, Mr. Williams, have you all resolved their
12 laundry list that they had?

13 MS. GOLDMAN: I think we have.

14 CHAIRMAN HOOD: Okay.

15 MS. GOLDMAN: There's been a lot of activity
16 the last week or so, but I think we have.

17 CHAIRMAN HOOD: Okay. Let's see, Ms.
18 Douglas, do you have any cross-examination? I think
19 you're representing the ANC, right? Do you have any
20 cross-examination? You do? Okay. You can come
21 forward.

22 Commissioners, do you all have any other
23 follow up questions? Okay. You can come forward.
24 Yes.

25 MS. DOUGLAS: First of all, I was going to

1 say --

2 CHAIRMAN HOOD: Ms. Douglas, you want to --

3 MS. DOUGLAS: Yes, I'm Dorothy Douglas --

4 CHAIRMAN HOOD: -- have a seat, turn your --

5 MS. DOUGLAS: -- ANC 7D-03.

6 CHAIRMAN HOOD: There, you've got it.

7 MS. DOUGLAS: And I just want to say, thank
8 you, Chairman, to allow me to speak. And I just want
9 to say, thank all the residents from single-member
10 district, my ANC chairperson, Ms. Muhammad, my other
11 ANC commissioner in the back, Commissioner Hassan,
12 and also the residents of Kenilworth. I want to
13 thank you very, very much to come out at this late,
14 late hour. And I just want to say --

15 CHAIRMAN HOOD: We definitely established
16 protocol.

17 MS. DOUGLAS: Okay. I know that. So if we
18 shake down. Yes, I have some questions I want to
19 ask.

20 One of the questions, how many four and five,
21 six-bedrooms will be demolished? And please, is this
22 permanent or temporary? That's my first question.
23 It's to you all.

24 MS. KING: I do not have -- I would have to
25 look in my notes to see if I have the breakdown of

1 units, four, fives, and sixes. There are currently
2 no six-bedrooms at Kenilworth. Kenilworth has two,
3 three, fours, and five-bedroom units, and I'd have to
4 look at my notes to get the breakdown.

5 CHAIRMAN HOOD: Can we get that chart and
6 make sure that Commissioner Douglas gets --

7 MS. DOUGLAS: Well, I think from our
8 conversation that we had on our meeting at August the
9 20th, we had a meeting at Kenilworth Courts, there
10 were six-bedrooms that were discussed so residents
11 that were living six-bedrooms. So I think you need
12 to go back and research that because they are, and
13 they want -- there are concerns that the residents
14 wanted to know where were those six-bedrooms. We had
15 this conversation with you in our meetings. So that
16 needs to be addressed, and that was true.

17 MS. KING: Yes, ma'am.

18 MS. DOUGLAS: Okay.

19 MS. KING: I think there are no physical six-
20 bedroom units at the site. There may be a household
21 that needs six bedroom units, by their occupancy
22 size. So in that situation at this time that
23 household would be under-housed.

24 CHAIRMAN HOOD: But you all did, I think in
25 your submission, make an accommodation for some -- a

1 scenario in that case, I believe. I thought I read
2 that where you said you had to split it.

3 MS. KING: That's an option. That is an
4 option that the Housing Authority has. Absolutely.

5 CHAIRMAN HOOD: Okay. So can you work with
6 Ms. Douglas on that?

7 MS. KING: Absolutely. Yes, sir.

8 MS. DOUGLAS: But I'd like, and I think the
9 resident would like to see, you know, a split, split
10 family unit. To me that's a duplex and that's what
11 they're in reference to. So I just would like to see
12 -- have back like it was, a six-bedroom house. So
13 with all this money and that tower that you all are
14 building that's not really needed, that's what --
15 that money could go in those six bedrooms and five
16 bedrooms. So would you all reconsider that?

17 MS. KING: We do have the breakdown, if you'd
18 like it now, or we could submit it.

19 CHAIRMAN HOOD: I think we have it.

20 MS. KING: Okay.

21 CHAIRMAN HOOD: I think if you can share that
22 with the Commissioner Douglas.

23 MS. KING: All right.

24 CHAIRMAN HOOD: But if you want -- whatever
25 you give her, if you want to give us it again, that

1 would be good.

2 MS. DOUGLAS: Okay. Other concern is that,
3 how many four and five-bedroom units have been
4 identified for the relocation of Kenilworth families
5 while construction has happened; is happening?

6 MS. BURGESS: Let me answer that. I think I
7 could give you a number today, but as you've heard,
8 we're not starting construction until 2017, or even
9 '18 at best.

10 MS. KING: Eighteen.

11 MS. BURGESS: Yeah. So what we have
12 available today won't be much good for you for
13 purposes of knowing definitively where people are
14 going to go. But suffice it to say that I have been
15 keeping my eye on not only what's happening on the
16 site in terms of vacancies, but also what's happening
17 in Ward 7 and the rest of the city as well.

18 MS. DOUGLAS: With all due respect, I
19 appreciate what you're just saying, but it still goes
20 back to families who need those four, five, and six-
21 bedrooms, and they should be identified and that
22 should be main known. And we need to get that
23 information. That was some of the information that
24 the commissioners did not get, and a lot of the
25 information that was lacking.

1 My third question is, how many four, five,
2 six-bedrooms units will be built after phase one, and
3 is any phase five when it's completed? These phase
4 one completion of these bedrooms.

5 MS. KING: So we have four, fives, and
6 threes, fours, and fives, and ones and twos,
7 obviously, in the first phase.

8 The first phase will -- those units, if we
9 were able to move forward right now, everything goes
10 well, start 2018, we would probably be bringing those
11 units on in 2020. So that tells us that the second
12 phase is sometime after that.

13 The way we approach the unit mix is to, as I
14 said first and foremost, look at the needs of the
15 Kenilworth households, and then the needs of the DCHA
16 waitlist. And that's how we came up with the unit
17 sizes for phase one, and that's what we will do for
18 the future phases.

19 MS. DOUGLAS: Well, this is what we're
20 looking forward from you all. They should have given
21 it to us in the beginning, and we're just learning
22 about this as of now through some residents and with
23 the meetings. So that was some of the conversation
24 that came up at an ANC meeting that you all did not
25 provide. So we would like to see that information.

1 And my other concern too that, you all
2 getting ready to have a job fair within a week's
3 time. And the first source agreement does not always
4 address the residents that's going to be hired in
5 that area. What happens, the developer can come in
6 that area and bring his crew with him, and hire who
7 he want. We have the same thing with Ron Brown. You
8 only had maybe five or three residents that are
9 working in there. We need documentation and
10 something in writing, a resolution or an agreement
11 understanding that our residents going to be hired.
12 And I think you need to notify the ANC commissioners
13 within a timely manner, show this information. I
14 think it's 45 days. So you know, we just came back
15 off of vacation, that information has never been
16 presented to ANC commissioners.

17 So whatever you give us, and I know you
18 giving it to Mr. Hood, but you need to give us this
19 information prior to that and that's what the lack of
20 communication that we would have received it from you
21 all. So you cannot leave us out, nor can you leave
22 the residents out.

23 And because we are prepared and will be
24 prepared, and we'd like for you to be honest with us
25 and letting us know what are you doing, and don't be

1 shuffling us because Mr. Hood knows with the
2 Parkside, our city entrance, and also they worked it
3 out, they had everything in writing. And also
4 Mayfair.

5 So I've been around a long time and with
6 Marsha Heights. So I'm just wanting to make sure,
7 and I think it's Mr. Nestanly (phonetic) is working
8 real, real hard to make sure. And I know we have a
9 group of residents that actually working in the
10 community and that you all meet with. But that does
11 not complete all the residents. So you need to
12 address all the residents. Not just a few to share
13 information with. Everybody should know what was
14 happening. All the information that they need to
15 know, and it needs to be accurate. We cannot give a
16 few some information and then the others we leave
17 out. And this is where the issues has come in.

18 But I'm going to let my chairman Muhammad and
19 the other commissioners and the residents speak on.
20 But I have to go. I really appreciate you giving me
21 this opportunity. I'm supposed to be at the Kennedy
22 Center because Duke Ellington has given -- the
23 Kennedy Center had given Duke Ellington resident
24 students some tickets. So I know I'm going to be
25 late, but I just wanted to read this real quickly and

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1 then note it for the record.

2 And I'd also like to make sure that the
3 Office of Planning needs to be in touch with us as
4 well, because we need to know what's going on because
5 we have not heard from them neither. So --

6 CHAIRMAN HOOD: Why don't we do this? Why
7 don't we -- have you all been out to the ANC?

8 MS. DOUGLAS: No.

9 CHAIRMAN HOOD: Recently?

10 MS. DOUGLAS: Only a few have, but not
11 everybody. Only a few of their --

12 CHAIRMAN HOOD: Why don't we -- why don't Mr.
13 Williams and whoever you take a team, you all go out
14 there and kind of explain what's going on because we
15 don't want to have the ANC meeting here.

16 MS. DOUGLAS: Yes, sir. I'm sorry.

17 CHAIRMAN HOOD: We can, because I know how to
18 run an ANC meeting.

19 MS. DOUGLAS: I know you do.

20 CHAIRMAN HOOD: But I think it would be
21 easier if you all go out and resolve some of these
22 issues with the ANC commissioners, because you
23 definitely want to have our front line folks on board
24 with you.

25 MR. WILLIAMS: Absolutely. You know, and

1 every development that we've done across the city,
2 we've always had ANC and resident support. In fact,
3 as one of the things that I wanted to mention again
4 for the record, is that the principals of Michaels,
5 the principal at the Housing Authority and myself, we
6 don't want to go forward with this project without
7 the support of the residents. And that's why we've
8 had to work so hard to make sure that what's been in
9 place since 2010 stays in place.

10 And you know, and if we've dropped the ball
11 in some way with the communication with the ANC and
12 with the resident council, we are going to do better
13 in the future because, you know, simply -- you know,
14 I'm not going anywhere. You know, other people might
15 go to Pittsburgh. I'm not going to Pittsburgh.

16 But and so, as we've been working with Ms.
17 Malloy out in Lincoln Heights, you know, for that
18 first phase that's about to break ground, thank you
19 to the Zoning Commission. We've kept our commitment
20 with Home for Hope to get residents from within
21 Lincoln Heights and resident dwellings ready for work
22 and working on that project. It's going to break
23 ground in October. And we look forward to doing the
24 same thing out in Kenilworth, and even doing more.

25 So we've got a lot of work to do. I'm not

1 going to say we don't, but we are going to work
2 together.

3 CHAIRMAN HOOD: So, Ms. Douglas, can they get
4 on the agenda? When is your next meeting?

5 MS. DOUGLAS: Well, our next meeting is the
6 13th. And that's why I'm saying, and you have to
7 speak with the Madam Chair in reference to that. Ms.
8 Muhammad, people just give her an opportunity to
9 speak with her and get on our agenda because we're
10 just getting back.

11 So I don't know if you can get on that soon
12 because we're already scheduled other --

13 CHAIRMAN HOOD: Let's see if you can get Ms.
14 King, Ms. Burgess, and Mr. Williams on. Let's get
15 them out there.

16 MS. DOUGLAS: Okay.

17 CHAIRMAN HOOD: If they can't do the 13th,
18 the next, as soon as you can. So some of those
19 questions that you asked and concerns can be cleared
20 up and then you can have a dialog.

21 MS. DOUGLAS: Oh, we've got a whole lot of
22 questions but it won't -- you know, it will take for
23 days to answer. But I just appreciate that. That
24 has not been answered.

25 CHAIRMAN HOOD: Hopefully we can get that,

1 hopefully we can get that going.

2 MR. WILLIAMS: Absolutely.

3 MS. DOUGLAS: So should I note this for the
4 record, or do you just want me to just pass this on?

5 CHAIRMAN HOOD: Is this your -- the letter?

6 MS. DOUGLAS: Yes.

7 CHAIRMAN HOOD: We have that.

8 MS. DOUGLAS: You have that? Yes.

9 CHAIRMAN HOOD: Yeah. Is that from the ANC
10 in opposition?

11 MS. DOUGLAS: Yes, it's ANC 7D.

12 CHAIRMAN HOOD: Right.

13 MS. DOUGLAS: Just from me, and also from the
14 ANC, the group.

15 CHAIRMAN HOOD: We have that so if you --

16 MS. DOUGLAS: You have both of them?

17 CHAIRMAN HOOD: Yes. We have both, right?

18 MS. DOUGLAS: Can I just show you this?

19 MS. SCHELLIN: What's the date on it?

20 CHAIRMAN HOOD: What's the date on it?

21 MS. DOUGLAS: This one is September the 8th.

22 CHAIRMAN HOOD: No, well we don't have that
23 one. At least I don't. I thought that was -- no, I
24 don't have -- you can read that one if you want to,
25 or you can give us a copy of it.

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1 Why don't you do this, let us read it.

2 MS. DOUGLAS: Okay.

3 CHAIRMAN HOOD: You all have the meeting, and
4 then you might want to -- you may want to revise it.

5 MS. DOUGLAS: Okay.

6 CHAIRMAN HOOD: Okay? We agree on that, Ms.
7 Douglas?

8 MS. DOUGLAS: All right.

9 CHAIRMAN HOOD: Okay.

10 MS. DOUGLAS: All right. Well, can I have my
11 Madam Chair speak a little bit before she go, please,
12 if you don't mind?

13 CHAIRMAN HOOD: She needs to leave too, with
14 you? Okay. You all got extra ticket? Come on.

15 MS. DOUGLAS: Yes.

16 CHAIRMAN HOOD: I'll go too.

17 MS. DOUGLAS: Because she's going to take
18 care of the rest for me.

19 CHAIRMAN HOOD: And here's the thing, after
20 this, before I go to the Office of Planning we have
21 some young people in the audience. I know tomorrow
22 is a school day, I think.

23 MS. DOUGLAS: Yes.

24 CHAIRMAN HOOD: And I'd like to hear from
25 those people. Just the ones, those young people, if

1 they want to testify let's do that right quick, and
2 then we'll go to the Office of Planning. Okay.

3 MS. MUHAMMAD: Good evening, Chairman Hood
4 and the rest of the Commission. I'm Sherice
5 Muhammad, 7D-06, and Chair of the 7D Commission.

6 Much of what we have been asking has already
7 been covered by Commissioner Miller and Commissioner
8 Turnbull, as well as yourself. In addition, what
9 we've learned in the testimony of the associates,
10 DCHA, is that there has been constant and consistent
11 communication with the Kenilworth residence council.
12 However, the assumption may be that ANC is included
13 in that and I'm here to testify that it has not. ANC
14 is a separate entity. We are working in coalition
15 with the resident's council. However, we are a
16 separate entity.

17 We have had our monthly meetings. Mr. Gould
18 from DCHA, as well as Mr. Stinnett, and Ms. Sareen,
19 make sure I have her name correctly, from the
20 Michaels Group, have been in attendance. And month
21 after month we have not been satisfied with what has
22 been explained in totality. We've determined that we
23 wanted specificity on the relocation and the
24 replacement one to one. There's information that's
25 been disclosed this evening to the Commission that

1 has not been submitted to the ANC. We do not have
2 that in writing.

3 What we do have is a response to questionings
4 and concerns and issues that we have issued since
5 November of 2015. We received -- let me back up a
6 moment. We did have and called a special meeting on
7 August the 20th, where we entertained Ms. Goldman,
8 Mr. Gould, Ms. Sareen, and Mr. Stinnett, who we call
9 the associates, to present in another attempt to get
10 information -- as well as Ms. Burgess -- to get more
11 details with the specificity of the replacement and
12 the relocation plan.

13 So, what we're saying, we did receive
14 response this afternoon at 153, an e-mail letter that
15 was sent. When we looked at the bottom of the letter
16 the letter did not have the accurate e-mail address.
17 We became aware of this correspondence through Taylor
18 Healy, who is the resident legal counsel with Bread
19 for the City.

20 So if she had not shared that e-mail
21 correspondence, we would not have received the
22 response dating back from our special meeting that we
23 called on August the 20th. So here now, we are
24 consistently bending over backwards trying to avail
25 the group, time after time, responsive information

1 specifics, details, that one-to-one redresses our
2 issues and concerns. Much of which has been
3 submitted on August the 30th to the Board of Zoning.

4 So in that we hope that another meeting will
5 be called where we can get some sort of redress on
6 specific issues of concerns on behalf of the
7 residents of Kenilworth Courts.

8 And again, I want to make mention and
9 specifically stating that this is in addition to the
10 Kenilworth Courts resident council. So I just wanted
11 to be on record to state that this is what's on the
12 table. The Commission is not satisfied with what has
13 been submitted thus far, and we still need mediation
14 to redress those issues and concerns.

15 CHAIRMAN HOOD: Thank you, Chairperson
16 Muhammad. I think we will ask Mr. Williams and his
17 team, Ms. King and Ms. Burgess, to come out to the
18 meeting. I'm not sure who the other people were. I
19 guess --

20 MS. MUHAMMAD: We're willing to call another
21 special meeting to accommodate.

22 CHAIRMAN HOOD: Okay. I don't know if we
23 need to do a special meeting, but I'll leave that up
24 to you all to coordinate and --

25 MS. MUHAMMAD: Our agenda is full.

1 CHAIRMAN HOOD: For the 13th?

2 MS. MUHAMMAD: We have been in recess for
3 July and August. We have a lot to recap with the
4 constituency of 7D. So the next Tuesday, September
5 the 13th, is our first meeting as we reconvene. And
6 then October the 11th we are -- our guest is
7 Congresswoman Eleanor Holmes Norton. So we're taking
8 on a different format for that meeting.

9 CHAIRMAN HOOD: Right. Okay.

10 MS. MUHAMMAD: However, if need be, and if it
11 pleases the residents, we are more than willing to
12 call another special meeting to redress these issues.

13 CHAIRMAN HOOD: Okay. I will leave that up
14 to you all. That's one of the things I'm asking for
15 and I think I have the concurrence of my colleagues.

16 MS. MUHAMMAD: All right.

17 CHAIRMAN HOOD: Because it sounds like some
18 questions could be answered. At least from what I
19 heard here tonight. Other than just with the
20 resident's council, this meeting with the elected
21 officials also, of the ANC.

22 I and I think you heard Mr. Williams, his
23 passion about making sure that he works with the
24 community.

25 MS. MUHAMMAD: We share his passion and we

1 share our availability to see that we get this taken
2 care of.

3 CHAIRMAN HOOD: Well, I'm going to leave it
4 up to you all. Let's get it done and then we'll be
5 looking forward to seeing the results.

6 MS. MUHAMMAD: Duly noted, Commissioner.

7 CHAIRMAN HOOD: Okay. We don't have any
8 parties in this case. Okay. Thank you, very much.

9 MS. MUHAMMAD: Thank you for your time.

10 CHAIRMAN HOOD: Oh, does the applicant have
11 any cross? Anybody have any cross? And I'm sorry I
12 let Ms. Douglas leave before the cross.

13 Okay. We're good.

14 MS. MUHAMMAD: Certainly.

15 CHAIRMAN HOOD: Chairperson, yeah, we're
16 good. Thank you.

17 MS. MUHAMMAD: Thank you.

18 CHAIRMAN HOOD: Okay. Before we go to the
19 Office of Planning right quick, I saw one or two
20 young folks -- well, everybody is young, but I mean,
21 I saw some school aged folks in the audience. If
22 they -- if their parents want to come up now, if they
23 came to testify. If not, we will proceed at this
24 time.

25 Okay. I think not. Anyway, it's always good

1 to have the young people. We're pushing it tonight,
2 but I usually have the young people come up and tell
3 us what school they're going to. I usually do all
4 that. But we're just going to wave at you tonight
5 and acknowledge you. Okay?

6 Let's go to the Office of Planning.

7 MR. MORDFIN: Since the set down the
8 applicant has responded to many of the comments that
9 were posed by OP and other agencies, and looks
10 forward to the resolution of all of them. Some of
11 them also issues with the -- also the issues with the
12 community -- excuse me. Let me say that again. We
13 look forward to the resolution. We've seen all of
14 the issues between the community and the applicant.

15 The applicant may also want to contact the
16 D.C. Food Policy Council for more information
17 regarding the promotion of access to healthy food.
18 The applicant has agreed to provide many of the
19 conditions that were attached to our report,
20 including electric charging stations, an updated tree
21 canopy requirement sheet, and they've submitted in an
22 apprised community's checklist and responded to
23 questions regarding the private alley in the north
24 end of the site, among others.

25 OP would still encourage the applicant to

1 provide a loading management plan and research the
2 sanitary sewer capacity issue. The largest issue
3 remains the relocation plan and OP supports the
4 continued discussions to resolve the differences
5 between the applicant and the community. Thank you
6 and I'm available for questions.

7 CHAIRMAN HOOD: Okay. Thank you, Mr.
8 Mordfin. Commissioners, any -- oh, I'm sorry. Let's
9 go to DDOT. I don't know what I'm thinking. Ms.
10 Israel.

11 MS. ISRAEL: Good evening, Chairman Hood and
12 Commissioners. The applicant has worked with DDOT on
13 the TDM plan and the mitigations that were noted in
14 our report. They've agreed to all of the conditions
15 that were noted with the exception of the
16 disbursement of the long-term bike parking spaces
17 within the multi-family residential buildings.
18 Several of those spaces needed to be included within
19 the senior housing development, and that was not
20 addressed within the TDM plan.

21 Also, it was noted within the TDM plan that,
22 and I quote, the developer will work with DDOT and
23 Capital Bike Share as to the feasibility of locating
24 a new Bike Share station within or adjacent to the
25 property. It was not clear whether that means that

1 the applicant intends to install a Bike Share
2 station, or whether the intent is -- and the hope is
3 for DDOT to do that installation.

4 Also addressing Commissioner Miller's
5 question before about the Douglas Street pedestrian
6 bridge. Right now it is currently in the final
7 design and engineering phase, and it's expected to be
8 fully constructed by fall 2019. If you have any
9 other questions, I'm available.

10 CHAIRMAN HOOD: Okay. I want to thank you
11 both, Mr. Mordfin and Ms. Israel. Let's see if we
12 have any questions of either DDOT or OP. Any
13 questions? Comments?

14 Rob, go ahead.

15 MR. MILLER: I saw that, in the Office of
16 Planning report that the Metropolitan Police
17 Department didn't have any comments but was available
18 for questions, I guess. I guess if the applicant
19 submits in response to my request, a summary of the
20 safety and security plan, if you all could just
21 submit that to MPD and get whatever comments they
22 have, or if they have comments before that point, to
23 provide -- that might inform the development of that
24 security plan for the applicant, that might be
25 helpful. If there just can somehow be a

1 collaboration on that point.

2 MR. MORDFIN: Yeah. We will make sure that
3 they've reviewed it and we'll ask them for comments
4 on it.

5 MR. MILLER: Right. Mr. Mordfin, I also saw
6 your comment that the D.C. Water Agency reported that
7 the sanitary sewer lines in this area are already at
8 capacity and so that issue -- and that there are no
9 current plans, I guess by anybody, to enhance them.
10 But that issue would need to be resolved at the time
11 of building permit application. Is that an issue
12 that the -- well, let me ask either you or the
13 applicant, how will that issue get resolved? Who
14 will pay for that? Does anybody know what the cost
15 is and it seems like a very important issue that
16 needs to get resolved and would hold up the building
17 permit process a long time if it isn't.

18 MR. MORDFIN: Yeah. I've asked for
19 additional information on that. I have not received
20 it. They did indicate that they need to apply for
21 federal funds in order to construct additional
22 capacity. I don't know how long that would take
23 between applying for the funds, receiving the funds,
24 and actually constructing a line.

25 MR. MILLER: Does D.C. Housing Authority have

1 any -- the applicant have any comment on that issue?

2 MS. KING: We had an interagency meeting with
3 Office of Planning and other partner agencies, and we
4 learned of that, that information at that time. We
5 will be working very closely with the District
6 agencies to come to a resolution and perhaps seek
7 other additional financing.

8 We are also taking units off-line as well, so
9 we'll have to look at that math and see how that
10 impacts the capacity because that may give us some
11 relief that we need, at least to get the first phase
12 done.

13 MR. MILLER: Okay. Well, to the extent you
14 have any -- in your exploration of this issue, if you
15 have any more information to provide us following the
16 hearing, we certainly would appreciate having that.

17 CHAIRMAN HOOD: Okay. Mr. Turnbull?

18 MR. TURNBULL: Well, how far? How long is
19 the sewer line that's needed?

20 MR. MORDFIN: Unfortunately I did not receive
21 any additional details on just where; where it's at
22 capacity and how much area it affects. I don't have
23 that information. I'll request it from D.C. Water.

24 MR. TURNBULL: Yeah, I think that would be
25 important because that could be a significant impact

1 if it's got to go a long ways to tie into a bigger --
2 to a line that's going to take care of this that it
3 would feed into. But I mean, it's got to impact the
4 construction at some point, it has to be done by the
5 time the project is done. But I understand where
6 you're coming -- trying to look at an interim
7 solution. But I think it would be good to get some
8 more information on that.

9 MR. LAWSON: We'll work with D.C. Water to
10 get some more information, and certainly the
11 conversations we had at the interagency meeting, was
12 that D.C. Water acknowledged that this is a phase
13 development and not all of the new units -- not all
14 of the units are new units, and not all of the units
15 are coming on stream at the same time. And so that
16 provides some opportunity for this additional
17 discussion that DCHA was referring to, but we got the
18 sense, certainly, that DCHA understands that this is
19 a serious issue that will need to be resolved with
20 D.C. Water, kind of over time as the project comes on
21 stream.

22 CHAIRMAN HOOD: Mr. Mordfin, can you let us
23 know of your report? And you don't have to do it
24 today, but maybe a supplemental letter to note some
25 of the things that may still be outstanding, and I

1 know you're still having those conversations. Or is
2 everything, complete, other than what was just
3 mentioned?

4 MR. MORDFIN: Oh, from the other agencies
5 that --

6 CHAIRMAN HOOD: No, I mean from your report,
7 the things that you thought were still outstanding
8 prior to the hearing.

9 MR. MORDFIN: [Speaking off mic.]

10 MS. SCHELLIN: Your mic is off.

11 CHAIRMAN HOOD: Your mic is off. Yeah.
12 Okay. If we can put that --

13 MR. MORDFIN: Oh, I'm sorry. I can put that
14 together for you.

15 CHAIRMAN HOOD: And in between time, I don't
16 know if there are continue to be dialog between
17 Office of Planning and trying to straighten some of
18 those things out. Okay.

19 And then also I would ask the applicant to
20 work with DDOT so we can find out who's putting in
21 the Capital Bike Share. Who's putting it in, who's
22 doing what. And I think that was one of the
23 questions. So we can try to nail down some of those
24 outstanding issues. Okay?

25 CHAIRMAN HOOD: Mr. Williams, let me ask, any

1 other questions of Office of Planning or DDOT? Okay.

2 MR. MILLER: Yeah, I just wanted to thank Ms.
3 Israel for the information on the pedestrian bridge
4 I've been hearing about for a very long time. So you
5 said the construction is going to be in, in 2019, the
6 fund -- the capital funding is -- the Capital
7 Improvement Plan includes the funding for this?

8 MS. ISRAEL: The Capital Improvement Plan
9 does include the funding. I don't know actually when
10 the construction would begin. I was informed that it
11 should be completed by fall of 2019.

12 MR. MILLER: Okay. All right. Thank you.

13 MS. ISRAEL: Sure.

14 CHAIRMAN HOOD: Right quick, Mr. Williams.
15 You mentioned a NOFA. It seems like every case we
16 have, you know, we either put the applicant -- I
17 don't know whether it's our process or whether it's
18 something the applicant or DHCD, we always have a
19 short amount of time for NOFA and that's something in
20 our training session, Ms. Schellin, in our training
21 session I need to ask DHCD about this NOFA issue
22 because it seems like every case we get that has to
23 have some funding coming from them and approval from
24 them, and have to apply for it to finance it, it's
25 always like it's in front of us and then they only

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1 have like a week or two or a month.

2 And this is not the first case. But it
3 seems, I don't know whether we need to get with them
4 and change the process so we can be fair to the
5 applicants, or fair to ourselves. I'm not sure where
6 the sticking point is, but it's somewhere because I'm
7 hearing this quite a bit. This is not the first time
8 that the applicant is under the gun, which puts us
9 under the gun. I don't like to have my back up
10 against the wall. So we need to try to work that out
11 and figure out what's the issue. Is it the timing of
12 the releasing of the financing, the approval process,
13 or what is it, or how we schedule our cases, but we
14 need to figure that out? I might not ever figure it
15 out but we need to have that discussion.

16 MR. WILLIAMS: Yeah, we couldn't agree more
17 with you, Commissioner Hood. You know, we actually
18 see Kenilworth, you know, and some of the other
19 various public housing facilities around the city as,
20 you know, if we could have had a fifth new community
21 this certainly would have been one.

22 I don't know if it's been stated into this
23 record, but we went after choice neighborhood funding
24 for this project and it was a process where we were
25 all the way down from, you know, hundreds of

1 applications across the country. We made it down to
2 the nine finalists, and there were four selected.

3 And so the year afterwards we, where we were
4 going to be able to receive those soft dollars that
5 we're going after now, we missed as well by a margin.
6 And so we decided to go after local funding. In a
7 lot of our conversations, you know, we went down
8 town. We went to the Wilson building and asked, you
9 know, hey, you know, this is Kenilworth Courts, and
10 it deserves a direct subsidy. We shouldn't have to
11 be competing with one-off projects around the city
12 for this financing.

13 And, you know, we were working with the
14 Housing Authority and with DHCD, and we were told
15 that, you know, by the deputy mayor's office, that we
16 had to go through the NOFA. And then, you know, as
17 we kind of you know, we went back and forth and were
18 talking about the NOFA, and we kept running up
19 against this one issue and it's zoning. It's a
20 threshold issue to be able to receive financing.

21 And, you know, it doesn't leave any wiggle
22 room. It's just a zero some game. Either you have
23 it or you don't. If you don't have it, you can't
24 apply. And so we also feel under the gun, and we
25 share your sentiment.

1 And again, you know, we feel that you know,
2 if at all possible, this would be a perfect case for
3 DHCD to have a separate bucket. Maybe the deputy
4 mayor's office. It's all coming out of the Housing
5 Production Trust Fund. It should be a separate
6 bucket for projects of special merit, like this one.

7 CHAIRMAN HOOD: We will have that
8 conversation with DHCD, and if need be we will have
9 it with Deputy Mayor Kenner and try to find out
10 what's going on because this is not the first time I
11 head this, and this is I'm saying, okay, well is it
12 our process? Do we need to do something earlier,
13 later? You know, let's figure it out. We're going
14 to probably need all parties. But I'm going to start
15 with DHCD. Okay?

16 Any other questions? Okay. Let's -- does
17 the applicant have any cross of Office of Planning or
18 DDOT?

19 MS. GIORDANO: We do not.

20 CHAIRMAN HOOD: Does the ANC have any cross
21 of Office of Planning or DDOT? Cross of Office of
22 Planning or DDOT?

23 MS. MUHAMMAD: [Speaking off mic.]

24 CHAIRMAN HOOD: Yeah, come forward.

25 MS. MUHAMMAD: Thank you. We heard in the

1 testimony of DCHA earlier that -- I'm sorry. Okay.
2 DCHA on the issue of the market and the food desert
3 issue. And what we did not hear, and maybe we missed
4 it with the Office of the Planning was if or when
5 mitigation -- excuse me, for the grocery vendor, if
6 you -- maybe we missed it. If you could talk a
7 little bit more about that?

8 MR. LAWSON: I'm not entirely sure what the
9 question is. The Office of Planning very much
10 supports the provision of a grocery store. It's
11 consistent with the --

12 MS. MUHAMMAD: Let me rephrase. Let me
13 rephrase.

14 MR. LAWSON: Sorry. Okay.

15 MS. MUHAMMAD: What is the -- has there been
16 discussion of funding, funding sources, to mitigate
17 an option for a food vendor for the Kenilworth? New
18 phase, after phase two and three.

19 MR. LAWSON: Yes. Not with the Office of
20 Planning. We did suggest that the applicant talk to
21 the brand new Food Policy Council. Part of their
22 objective, part of their goal is to help ensure
23 access to all neighborhoods to healthy food product,
24 and they may be of some -- to be honest, I don't know
25 if they have actual funding assistance, but they may

1 be able to be of assistance in providing that.

2 The Office of Planning hasn't got funds for
3 mitigating a use like that, if that was your
4 question.

5 MS. MUHAMMAD: Well, I know that in general
6 when we're talking about identifying a vendor, I know
7 that Office of Planning has a very key role in that.
8 So my question is, in moving forward, what is your
9 position in assisting in that process with
10 identifying and mitigating?

11 MR. LAWSON: Now I understand your question.
12 I'm sorry. I think, you know, once again I think
13 that the Office of Planning typically does not
14 actually provide lists of vendors for projects. I
15 think that the applicants can certainly work with the
16 Food Policy Council and could certainly work with the
17 Deputy Mayor for Planning and Economic Development.
18 That's really more their role than the Office of
19 Planning, and we'd be happy to put the applicant in
20 touch with DMPED staff.

21 MS. MUHAMMAD: And if possible, if we could,
22 as ANC, work with you and the agency, Office of
23 Planning.

24 MR. LAWSON: Sure. We'd be happy to.

25 MS. MUHAMMAD: To ensure that.

1 MR. LAWSON: Yes. Happy to.

2 MS. MUHAMMAD: Because we saw, we saw a
3 shortfall in the presentation.

4 MR. LAWSON: Happy to.

5 MS. MUHAMMAD: Okay. Thank you. In
6 addition, with regards to -- well, first let me just
7 say in addition to the meeting that we're calling for
8 the applicants, it would really be nice for Office of
9 Planning to have someone there with us as well, to
10 join us. And we are extending that -- formally, we
11 are extending the invitation for you to join us at
12 that meeting too.

13 MR. LAWSON: Sure. Please send us the date.

14 MS. MUHAMMAD: So that the residents can be
15 informed, and then we can kind of kick around some
16 ideas as well.

17 MR. LAWSON: Sure. Sure.

18 MS. MUHAMMAD: Okay.

19 MR. LAWSON: Please send us the date.

20 MS. MUHAMMAD: All righty. The applicant,
21 how does the applicant understand they will control
22 the land, control outright -- control, as well as
23 outright own, the land for the DCHA moving forward,
24 phase one, two and three?

25 CHAIRMAN HOOD: So for Office of Planning or

1 DDOT?

2 MS. MUHAMMAD: No, no, no, not Office of
3 Planning. I'm sorry. I'm reverting to DCHA, in
4 terms of land use. We just have -- I just have one
5 additional question in listening to --

6 CHAIRMAN HOOD: Do you have that answer now?

7 MS. MUHAMMAD: Yes. Not --

8 CHAIRMAN HOOD: Not --

9 MS. MUHAMMAD: I'm sorry. For the Office of
10 Planning. DCHA.

11 MS. KING: Yes. DCHA will continue to own
12 the land. We will have a long term ground lease with
13 our development partners.

14 MS. MUHAMMAD: Thank you. That's what --
15 that's the point I needed. Okay.

16 CHAIRMAN HOOD: Sounds like it's going to be
17 a very constructive meeting whenever you all have it.

18 MS. MUHAMMAD: Okay.

19 CHAIRMAN HOOD: Everybody is going to be
20 informed.

21 MS. MUHAMMAD: Yes, we do have additional
22 meetings, but due to the shortness of time.

23 CHAIRMAN HOOD: Right. I got you.

24 MS. MUHAMMAD: So I just wanted to make sure
25 that I --

1 CHAIRMAN HOOD: Okay.

2 MS. MUHAMMAD: Was on record with that
3 particular question.

4 CHAIRMAN HOOD: Okay. Thank you.

5 MS. MUHAMMAD: Okay. Thank you.

6 CHAIRMAN HOOD: Okay. What are we doing now?
7 We've been on vacation too. My mind has got to get
8 back in. What do I do next? Oh, wait a minute.
9 Hold on. It's right here. It's right here.

10 The ANC has already done their report. Let's
11 go to -- well, we do have -- well, we've talked
12 enough about the government agencies. And we've had
13 DDOT and the Office of Planning's report as well as
14 what's been asked for, continued to work with DDOE
15 and other agencies from the Office of Planning.
16 Let's go to the organizations and persons in support.
17 I have a list of those people who signed up.

18 [Discussion off the record.]

19 CHAIRMAN HOOD: All right. Sorry. We had an
20 operator's problem.

21 Okay. Let's go to -- is this the list, all
22 opponents?

23 MS. SCHELLIN: Yes. All opponents.

24 CHAIRMAN HOOD: Okay. Okay. Let me call the
25 list. Do I have anyone who has not signed up who

1 would like to testify in support?

2 Okay. I have all opponents. I'm going to go
3 by the list that I have. Ms. Gray -- well, Ms.
4 Douglas has already testified, and Chairperson
5 Muhammad has already -- oh, you still want to
6 testify? Okay. Well, let me just call the names.

7 Ms. Gray, Ms. Douglas, who I believe has
8 left, Chairperson Muhammad, Sheila Herring, Delories
9 Williams, Keisha Bowe, and Sharza Hassan. You all,
10 everybody whose name I just called can come forward.
11 And I think I have seven people. And Chris Otten.
12 I'm sorry. I have eight. So that should fill up
13 every seat.

14 Okay. Somebody is missing.

15 MS. SCHELLIN: Some of them already left.

16 CHAIRMAN HOOD: Oh, Chairperson Muhammad, are
17 you coming up? Oh, you've already -- okay. You
18 already done. Okay. All right. Is there anyone
19 else who would like to testify in opposition? You
20 can come forward. Anyone else? Okay, we're going to
21 -- did everybody who is at the table get sworn in?

22 Okay. So this is our last group. We're
23 going to end with this group. I'm going to start
24 with Mr. Otten, to my right.

25 MR. OTTEN: Okay. Good evening,

1 Commissioners, and good Kenilworth residents. My
2 name is Chris Otten. I'm here representing D.C. For
3 Reasonable Development. This is a city wide
4 unincorporated nonprofit association with some
5 participating members living in and around Kenilworth
6 that will be concretely affected by this project.

7 First, we want to put on the record the
8 underlying premise of new communities and this
9 project is not supported by facts of evidence.
10 Tearing down and significantly disrupting the current
11 community to build a new mixed income community is
12 not justified that it will actually benefit the
13 existing longtime Kenilworth families.

14 So existing residents, who we appreciate and
15 must protect through this PUD process and the
16 regulations require, will not only have to deal with
17 the nuisance of a large construction project, but
18 will see their social networks and familial
19 connections uprooted, possibly never to be relocated
20 at this site again.

21 Now, we know displacement is important in the
22 Comprehensive Plan and it is a purview of this
23 Commission and the OP report dated November 13th,
24 2015 refers distinctly to Comprehensive Plan policies
25 that reflect this. But we also know at the same time

1 that new communities is failing the District of
2 Columbia. It's had a 10-year run. I'd like to put
3 on the record, the independent Quadel (phonetic)
4 report that shows new communities overall is the
5 privatization of the management of these lands, and
6 that consequently the private owner incorporates,
7 quote/unquote, "Its own screening criteria for the
8 applicant that goes beyond the reentry protocol
9 established by the resident's councils."

10 This is why only 15 percent of the people
11 actually come back to new communities, new community.
12 And this is a problem because obviously folks who are
13 there want to come back and want to continue to exist
14 in Ward 7 and bring their families up there.

15 Further, we know with the Brooklyn Manor
16 lawsuit that was just filed a couple of weeks ago,
17 the tendency of this Commission to agree with the
18 applicant's relocation plans shows that it
19 discriminates against large black families; families
20 that won't be able to come back to these projects.

21 I also want to talk about, real quick, the
22 commercial aspect. Since the applicant is saying the
23 market will decide who fills the commercial space,
24 then it logically flows that the market retailer or
25 grocer will be selling to the new residents in this

1 new community, new mixed income community, to those
2 with the highest incomes.

3 So we have to understand where is the Office
4 of Planning. Where is the Department of Small and
5 Local Business Development to identify and provide
6 potential subsidies that exist in the city to ensure
7 a fresh food grocer can be in this space and at
8 prices that low income and working class families can
9 afford.

10 OP is not coordinated with government
11 agencies, for example to survey -- or the applicant,
12 to survey Kenilworth residents now to determine what
13 local entrepreneurs exist there now. What commercial
14 small entities exist there now to support them in
15 this new development.

16 Finally, I want to get to the other zoning
17 issues, like the FLUM. This project does not meet
18 the Future Land Use Map designations. Further, the
19 descriptions by the Office of Planning that this
20 project will be providing affordable housing, now at
21 50 to 80 percent AMI you all know the Area Median
22 Income is \$109,000 a year. This may be two to three
23 to five, to who knows how many times the Kenilworth
24 or Ward 7 median income. So to claim it's affordable
25 housing is really, it's unacceptable.

1 CHAIRMAN HOOD: Thank you. Next.

2 MR. HASAN: Thank you, Chairman Hood,
3 Commissioner. I'll be brief.

4 I have three main points that I just want to
5 address and bring up. First, just on behalf of all
6 of the residents in --

7 CHAIRMAN HOOD: Did you identify yourself?

8 MR. HASAN: I'm sorry. I'm the Vice Chair
9 for 7D, ANC 7D. I also represent the Eastland
10 Gardens and Mayfair community.

11 CHAIRMAN HOOD: But I mean, your name.

12 MR. HASAN: I'm sorry. Sirraaj Hasan.

13 CHAIRMAN HOOD: Okay. All right. You may
14 begin.

15 MR. HASAN: Advisory Neighborhood
16 Commissioner 7D-02. Thank you.

17 The three main points that I want to
18 highlight, I'm actually trying to help people get out
19 of here tonight because I know it's been late.

20 CHAIRMAN HOOD: Good man, but I need your
21 name.

22 MR. HASAN: Again, Sirraaj Hasan, Vice Chair
23 for the ANC 7D.

24 I live in the Eastland Gardens community and
25 you know, I just, I want to go on record that we

1 understand that this project often looking at the
2 maps and looking at the layout of the land, the way
3 that that neighborhood is situated, any development
4 on that side of the highway impacts all of the
5 property and the homes in the communities on that
6 side. And so, you know, we look at this as having a
7 major impact to the Eastland Gardens community,
8 Paradise, Mayfair, Parkside, because we all share the
9 same routes and roads to get in and out of our
10 community. And so with an increased population and
11 the density of the homes and any increase to the
12 traffic, we're already under siege, you know,
13 whenever there is any impact or effects on 295 that
14 literally lock our neighborhood down. First
15 responders can't get in or out. You know, we can't
16 get in or out of our neighborhood for, you know, for
17 work or school. Things like that.

18 And so, I'm not sure how this process takes
19 place, but with any consideration to the traffic and
20 the roads and the routes, you know, I think that
21 really needs to be highlighted in this and really,
22 there really needs to be a second look at how that's
23 going to impact the entire community.

24 My number one concern from the beginning,
25 I've been a commissioner ANC for two years, and my

1 number one concern when I first heard about this
2 project is, you know, what happens to the people.
3 You know, you ask the questions, the relocation plan.
4 We keep hearing there's a relocation plan out there.
5 There's one in the process of being built. You know,
6 I -- you know, and what I'm hearing is that there's
7 waiting lists that are out there. Ward 7, people
8 can't find homes.

9 And so what happens when these people are
10 uprooted and they're displaced. You know, you know,
11 I haven't seen anything, which is why our commission
12 hasn't been on board with this project as of yet
13 because you know, that answer has not been
14 forthcoming and clear as to what happens to these --
15 to the residents when they're displaced and there are
16 opportunities to either return back to their
17 community.

18 I saw the letter that came out this
19 afternoon. A couple of questions that I had
20 immediately was, how do we ensure that it's enforced?
21 You know, there were some things that were agreed
22 upon in that, in the letter, and I'm referencing the
23 letter that was provided by the resident council of
24 Kenilworth, you know, ensuring that it's different
25 criteria and whatnot. And I'm not sure how those

1 things are enforced.

2 The last thing I just want to make a mention,
3 we continue to foot stomp that, you know, a quality
4 grocery store providing fresh foods and vegetables is
5 something that is beyond a food desert over there.
6 And the current Kenilworth market that's there is a
7 cancer to that community as providing no quality
8 whatsoever. So I do appreciate that they're actually
9 trying to, you know, make some changes there. But
10 that's something that I would even urge the
11 Commission here that we take a further look at; that
12 store there is known for selling synthetic drugs.

13 So, that's all I have.

14 CHAIRMAN HOOD: Okay. Next.

15 MS. GRAY: Good evening, Chairman Hood and
16 other Commissioners. My name is Rochelle Gray, and
17 I'm representing the Eastland Gardens Civic
18 Association. The Kenilworth Court's housing project
19 is located within our civic association boundary.

20 We are opposing the development. It's our
21 opinion that this PUD does not offer significant
22 benefits to the residents of Kenilworth Courts and
23 its neighboring communities. The PUD does not appear
24 to be a mixed use community where less than
25 approximately two percent of the units are being

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1 offered for sale. But rather it appears to be a
2 mixed rental income community.

3 DCHA Police Department is the agency that is
4 responsible for the safety of the residents. And
5 recent years of violence in Kenilworth Courts has
6 continued to increase. Our community has seen
7 violence and crime spill out of Kenilworth Courts in
8 the form of car chases, drive-by shootings, car
9 thefts, and acrobatic ATV riders. It does not appear
10 that DCHA Police Department is committed to the
11 safety and wellbeing of the residents, and they do
12 not seem to understand or care about the effects of
13 crime on communities that surround Kenilworth Courts.

14 If DCHA Police Department cannot physically
15 secure and establish a consistent plan for crime
16 reduction on a property with 257 currently occupied
17 units, how can anyone reasonable expect that they
18 will be able to effectively patrol and police an
19 additional 273 units. Therefore, the community has a
20 vote of no confidence that DCHA, DCHA Police
21 Department and its partners, will manage this public
22 housing complex any better than it currently does.

23 If they are unwilling to make changes now for
24 the betterment of Kenilworth Courts, Eastland
25 Gardens, and surrounding communities, is the crime in

1 Kenilworth Courts supposed to just magically
2 disappear with this proposed revitalization?

3 Additionally, we feel that the housing
4 density should not be increased to 530, but the
5 number of units rebuilt should remain between 257 and
6 290.

7 Oh, really important, the PUD should be a
8 great opportunity to create a model public housing
9 complex where hope grows. We don't have to continue
10 to stack people on top of each other just to increase
11 the density. And I -- okay. So I'm going to let
12 that one go for a second.

13 But any redesign should include dedicated
14 commercial space for small grocer and/or pharmacy.
15 With the proposed senior living building where would
16 these elderly residents be able to purchase
17 medications. Moreover, where will young families be
18 able to buy produce? DCHA and its partners have
19 described Kenilworth as a blighted property.
20 However, the Kenilworth market is just as blighted
21 and unsightly. Therefore, it is recommended that
22 DCHA and its partners work more diligently with this
23 business owner to remove this eyesore in order to
24 facilitate a complete revitalization of Kenilworth
25 Court, and not just a partial one.

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1 What happens in Kenilworth Courts does not
2 stay in Kenilworth Courts. Thank you.

3 CHAIRMAN HOOD: Okay. Thank you. Next.

4 MS. JOHNSON: Good evening. My name is
5 Sheila Johnson.

6 CHAIRMAN HOOD: Is your mic on?

7 MS. JOHNSON: Thank you.

8 CHAIRMAN HOOD: Thank you.

9 MS. JOHNSON: Good evening. My name is
10 Sheila Johnson. I live in Kenilworth. I'm in Ward 7
11 and I have two concerns. They are, the first thing
12 is the moving.

13 The question that I need to ask is, how many
14 times do we have to move? You know, that's you know,
15 it's going to be expensive to be moving a lot of
16 things because I'm in a four-bedroom and I'm supposed
17 to be going to a one-bedroom. And the question is,
18 how many times are we going to move that? That's the
19 answer I want to know about that one.

20 And the second one is, I have looked at a
21 unit on Half Street and they said we only had two
22 picks. And my concern is, I didn't take it because
23 it was in a bad area; in a worser area than what I am
24 already in. So my concern is, where are they going
25 to put me, you know? I'm like kind of sad. I was

1 crying and everything because it's sad, you know,
2 that we got to be moved all over and everything.

3 So that's my concern.

4 CHAIRMAN HOOD: Okay. Thank you. And your
5 name is Sheila?

6 MS. JOHNSON: Shelia Johnson.

7 CHAIRMAN HOOD: Shelia Johnson. Okay.

8 MS. JOHNSON: Thank you so much, Anthony
9 Hood.

10 CHAIRMAN HOOD: You can just call me Anthony.
11 Next.

12 MS. JOHNSON: All right. Anthony.

13 MS. WILLIAMS: Good evening. My name is
14 Delories Williams, and I've been living in Kenilworth
15 for about 19 years. My relocating to Kenilworth
16 community came to a time of great needs. My loving
17 condition -- my living conditions at the time had
18 came to an end and I separate -- separately seeking
19 housing for me and my family. So the Kenilworth
20 neighborhood became my saving grace. It became the
21 haven that I needed, and the place that kept my
22 family intact.

23 I won't say it's been a Garden of Eden.
24 Contrary, there have been some hard times and some
25 good times. I have shared tears of joy, tears of

1 sorrow here. I gained and I have lost. I have given
2 -- I have given and I have received. But I believe
3 that what -- I believe that's what life is about.

4 So I have accepted good with the bad and in
5 all of that I attempt to add that what I could be
6 betterment of the community. My little addition to
7 the little -- of the other communities have stricken
8 us and our results. Together we have warded off the
9 attacks, and together we have taken shelter in this -
10 - in our neighborhoods and these homes. For many of
11 years -- for many of us, excuse me, for many of us we
12 know no other. For many of our children and our
13 grandchildren know no other. For many of us in the
14 lights and the negligences that have befallen us but
15 in the love of the candidacy existing among us, the
16 connections that have been made, the results that
17 have been secured, the lives that we have made, the
18 beauty that's surrounding the community and the
19 convenience of the local -- location of our churches.
20 In other words, where would we be relocated close to
21 a church or a store, our schools, and our recreation
22 facilities?

23 We know that Kenilworth is one of the results
24 of the urban life in D.C. We know that the
25 statistics, yes, present a picture of high crime, low

1 morale, high unemployment and rates among the high
2 school drop-out rates. To leave Kenilworth would
3 cause undue stress and undue distress of segments of
4 the city population. That is unable to afford
5 housing in other parts of the city. It would not be
6 a relocation but an osterize (phonetic) of the city
7 that already feels disfranchised and disconnected.

8 So rather than destroy our homes, and rather
9 than displace us, we ask that you relocate resources
10 to improve the community and to better integrate us
11 into what is -- or what has become the new D.C.

12 CHAIRMAN HOOD: Okay. Thank you. Next.

13 MS. BOWE: Good evening. My name is Keisha
14 Bowe. I live at Kenilworth Court, 1532 Kenilworth.

15 My concern is, I'm in phase one. I'm the
16 person they was talking about. I need a six, but in
17 their plan it's no six. So where is they going to
18 put me at? Where me and my family going to be? That
19 is my biggest concern.

20 CHAIRMAN HOOD: Okay.

21 MS. BOWE: And we don't have meetings after
22 meetings relocations, but have nothing been solved,
23 have nothing been said. And I don't want to be
24 placed anywhere.

25 CHAIRMAN HOOD: And you have six units now?

1 MS. BOWE: No, I have a five-bedroom.

2 CHAIRMAN HOOD: Five-bedroom.

3 MS. BOWE: But I need a six. But I'm in
4 phase one, so when they finish phase one, I won't be
5 coming back because they don't have that in the plan.
6 So that leaves me stuck. Uh-huh.

7 CHAIRMAN HOOD: Okay.

8 MS. BOWE: And that's the part that scares me
9 because I don't want to be nowhere else than where
10 I'm at in Ward 7.

11 CHAIRMAN HOOD: Okay. All right. I'm going
12 to ask -- I'm going to ask a number of questions.
13 Yours and yours, so.

14 MS. WILLIAMS: Thank you.

15 CHAIRMAN HOOD: Okay. All right. Anything
16 else?

17 MS. BOWE: I guess that's pretty much it.
18 That's my biggest -- and it's stressful.

19 CHAIRMAN HOOD: So you have five now.

20 MS. BOWE: I'm in five. I'm in phase one.

21 CHAIRMAN HOOD: You're in phase one.

22 MS. BOWE: I'm on the --

23 CHAIRMAN HOOD: And you're in five now. So
24 you -- okay. All right. Thank you. Next.

25 MS. HERRING: Good evening. My name is

1 Sheila Herring, and I'm a resident of Kenilworth
2 Courts and I reside at 1528 Kenilworth Avenue. I'm
3 in phase one.

4 At this present time I'm in a five-bedroom.
5 I only need two. Been there for at least 10 years,
6 me and my son. They have vacancies on the property
7 where I could have been moved into a two-bedroom on
8 the property. But they were filled up, but you have
9 to ask Housing about that, which to me is messing.

10 Speaking on the panel, from what I heard,
11 when I came in and the lady that was excited about
12 the process, who was speaking of intentions and their
13 plans, it doesn't sound like I was included in her
14 plans because if someone else -- 99.9 percent is
15 owned by somebody else, that one percent have no say
16 so to me, which means I'm in the one percent group.
17 Meaning, you will look at my disability check, then
18 you going to look at somebody else's paycheck and
19 that means --

20 UNIDENTIFIED SPEAKER: You stuck where they
21 going to put you.

22 MS. HERRING: I'm just, me and my son just
23 out here.

24 UNIDENTIFIED SPEAKER: Homeless.

25 MS. HERRING: I'm not going to be placed in a

1 area where it could put me and my son's life in
2 danger because they don't know him and he's not from
3 that area. He's been in Kenilworth all his life.
4 All he know is Kenilworth. Kenilworth is home. I'm
5 staying.

6 On addressing the Deanwood recreation
7 situation, when they built the Deanwood Recreation
8 Center and tore down the Kenilworth Recreation
9 Center, they we had with our own pool, and the
10 promise of rebuilding it but didn't, somebody ate the
11 money, our kids go on the Deanwood side. At least
12 two have been stabbed. Several have been shot at, or
13 shot. At least one has been killed. And every --
14 two. And every time they go over there it's
15 guaranteed to be a big fight. I don't care how many
16 go together, it turns out into a big fight.

17 So our kids are not save there either. But
18 they don't have a recreation in that plan for our
19 children. They're working on something. They're
20 working on a lot of stuff. I know this. I thank
21 you, Mr. Hood and Mr. Turnbull, because you had
22 touched on a lot of the questions that I had and I
23 know I didn't have time to answer or ask. But I
24 thank you two for that. But a lot of -- everybody
25 that sat at this table before us were messy. Very

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1 messy. And evidently they do not have all their
2 plans together. And everything that they're saying
3 they're going to do really needs to be looked into,
4 because she talked -- she was talking English at the
5 beginning, and then it's like she starts speaking a
6 foreign language.

7 So I'm confused. I need some understanding.
8 I need to know and I demand to know, what is going to
9 happen to me and my son?

10 CHAIRMAN HOOD: What was your name?

11 MS. HERRING: Sheila Herring. S-H-E-I-L-A H-
12 E-R-R-I-N-G, like a fish.

13 CHAIRMAN HOOD: You have a five-bedroom now,
14 but you need a two-bedroom?

15 MS. HERRING: Yes. And I'm going to stay in
16 that five-bedroom until they get something else on
17 the property.

18 CHAIRMAN HOOD: Are you in phase -- you're in
19 phase one?

20 MS. HERRING: Yes, I am.

21 CHAIRMAN HOOD: All right. Anything else?

22 MS. HERRING: No, I'm going to stop right
23 there because you all are going to hit the buzzer on
24 me. And I thank you all for letting me speak.

25 CHAIRMAN HOOD: The buzzer already hit.

1 MS. HERRING: Oh, well, she didn't use all
2 her time, these two.

3 CHAIRMAN HOOD: Oh, so you -- no time.

4 [Laughter.]

5 MS. HERRING: Thank you all for at least
6 listening to me.

7 CHAIRMAN HOOD: All right. That's fine.
8 That's fine.

9 MS. HERRING: You used all your time.

10 MS. WILLIAMS: Yo, can I say one more -- can
11 I say a little bit more?

12 CHAIRMAN HOOD: She said you used all your
13 time, so she's keeping time on everybody.

14 MS. WILLIAMS: Yeah, I know.

15 CHAIRMAN HOOD: But go ahead. Right quick.

16 MS. WILLIAMS: Thank you.

17 CHAIRMAN HOOD: Right quick.

18 MS. WILLIAMS: This community, Kenilworth, is
19 an outstanding community and I can truly say that. I
20 don't have to write it all down, you know, on paper
21 and everything.

22 Basically, everybody in our community want to
23 try to stay in one, you know, one area. We want to
24 know -- be around the same people that we know,
25 because if you go in different areas --

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1 UNIDENTIFIED SPEAKER: Areas.

2 MS. WILLIAMS: Areas. There is a, this --
3 it's always a dispute. I have a grandson already got
4 shot at the age of 13.

5 CHAIRMAN HOOD: Okay.

6 MS. WILLIAMS: I have grandsons, lots of
7 grandsons. They can -- if they go into one part of
8 the sector of the city to come to see their
9 grandmother, I got to be hoping I don't be stressed
10 out that somebody is going to hurt them, kill them.
11 I love my family just like all of you all in here
12 love you all's. And I'm stressfully saying that all
13 of us need help. You could, you know, help us so we
14 can get better education, better jobs. We have been
15 denied jobs. We say you're east -- you're available.
16 You put it on the -- you'll be denied.

17 All I'm saying that we all need help. You
18 have younger youth that do want to be productive if
19 they just have a chance.

20 CHAIRMAN HOOD: Okay. I'm going to -- I
21 understand wholeheartedly, trust me. So I'm going to
22 cut you off now because we --

23 MS. WILLIAMS: Sure.

24 CHAIRMAN HOOD: -- need to try to move. And
25 then we want to get the younger people. I still see

1 the younger people still here.

2 MS. WILLIAMS: Thank you. I understand.

3 CHAIRMAN HOOD: And then also the seniors.
4 We want to get them home. So, but let me do this
5 before you all move.

6 MS. WILLIAMS: Okay.

7 CHAIRMAN HOOD: I do -- Commissioner, I will
8 tell you that that is a big issue, ingress and egress
9 in that area. It's been there for years. I don't
10 know if you all know Greg Rhett (phonetic). We
11 talked about it then. I remember when they used to
12 have Stone Soul Picnic. You all probably too young
13 for that --

14 MS. WILLIAMS: Yes.

15 CHAIRMAN HOOD: -- when it was over there.
16 That was the biggest mess over in that area because
17 you could only go in one way and come out the other.
18 This is not the first time I've mentioned that.
19 That's something, that's a bigger plan. I will tell
20 you that that's something we can get looked at, in
21 that area. I don't know whether you all want to
22 petition DDOT. I don't know if you've already had
23 studies, but that's something that needs to be done.
24 This is not the first time that it's come up, about
25 that area over there, because for me it's one way in

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1 and one way out.

2 MS. WILLIAMS: That's right.

3 CHAIRMAN HOOD: And that's something that
4 needs to be dealt with, but the community is going to
5 have to do that. They're going to have to push that.
6 We can -- and I understand what you're saying about
7 this project, but you all really need to push that
8 because there are some problems. That's why I think
9 they only had it over there one year. It was the
10 biggest mess I had ever been to in this city that was
11 free. And I can tell you, it was a big mess.

12 So that's something that you all, Eastland
13 Gardens Civic Association, ANC Commissioner, you need
14 to work with DDOT and let's get that going. And I'm
15 depending on you all to get that going. We'll do
16 what we can do from here, but we're limited because
17 basically a lot of people don't like me to say this,
18 but basically the law tell us, we deal with land use.
19 And I understand your point.

20 But as far as the traffic pattern, getting in
21 and out of there, there are some issues there. And
22 maybe out of this project, I don't know, I can't put
23 it on a project. But that's a bigger issue for me
24 than just one project.

25 MR. HASAN: Right.

1 CHAIRMAN HOOD: Because it goes down the
2 whole area of Kenilworth area.

3 MR. HASAN: Yeah, and we've been trying to
4 work with DDOT to resolve that. This just adds to
5 that challenge really.

6 CHAIRMAN HOOD: Okay. So you all are well on
7 the way with that.

8 MR. HASAN: Absolutely.

9 CHAIRMAN HOOD: Okay. Okay. Okay. Good.
10 And I will tell you, I'm going to ask --

11 MS. GRAY: Let me just add, it's just a
12 difficult task just to get a camera to slow the
13 traffic on Kenilworth Avenue so that the residents
14 can cross from Kenilworth Courts and Eastland Gardens
15 to go over the pedestrian bridge. I'm fighting with
16 them now. My daughter was almost struck by a car
17 because they were speeding.

18 CHAIRMAN HOOD: Did you get a speeding
19 camera?

20 MS. GRAY: We had -- we lobbied for a
21 speeding camera. They put the speeding camera up for
22 a short time, and right before school started they
23 removed it, they didn't tell anybody, and this is the
24 way kids have to get across --

25 CHAIRMAN HOOD: Okay.

1 MS. GRAY: -- Kenilworth Avenue. And we, I
2 mean, literally today I'm sending e-mails back and
3 forth to DDOT.

4 CHAIRMAN HOOD: All right.

5 MS. GRAY: And they're telling us about
6 layers of all this bureaucracy, and it makes no sense
7 because our children are out here on the street. And
8 people are just trying to cross the street to get to
9 work, to get to the subway station.

10 And so with this project, this PUD here in
11 Kenilworth, that needs to be considered. I mean,
12 you've got to do something else. And while I
13 understand that a bridge is on its way, it's really
14 been on its way for years and years and years. So we
15 will continue to work with DDOT to try to get
16 resolution, but it's no easy task.

17 CHAIRMAN HOOD: Right. I understand. You
18 get DDOT involved, get your councilmember's office
19 involved, and also get the police department
20 involved, because I know about cameras, trust me.

21 MS. GRAY: Have done.

22 CHAIRMAN HOOD: Okay. All right.

23 MS. GRAY: And will do again.

24 CHAIRMAN HOOD: You sometimes have to keep
25 pushing forward, so I understand that.

1 MS. GRAY: Thank you.

2 CHAIRMAN HOOD: Ms. Johnson.

3 MS. JOHNSON: Yes.

4 CHAIRMAN HOOD: Ms. Bowe, and Ms. Herring, I
5 will follow up with the applicant on what you all
6 mentioned. Okay?

7 MS. BOWE: Yes, sir.

8 CHAIRMAN HOOD: Because you all give us --
9 gave me live examples of what some of the issues are,
10 and there may be a little more to whatever is going
11 on. But have you all had discussions with the
12 applicant, or what -- are you all part of the
13 resident's council?

14 MS. BOWE: Yes.

15 CHAIRMAN HOOD: Oh, you're the committee.
16 Okay. All right.

17 UNIDENTIFIED SPEAKER: [Speaking off mic.]

18 CHAIRMAN HOOD: Okay. All right. I got you.

19 UNIDENTIFIED SPEAKER: [Speaking off mic.]

20 CHAIRMAN HOOD: I got you. I got you.

21 UNIDENTIFIED SPEAKER: [Speaking off mic.]

22 CHAIRMAN HOOD: Okay. You need to be on the
23 mic, but I got you. I got you. I got it from there.
24 Any other questions? Okay. Thank you.
25 Does the applicant have any cross?

1 MS. GIORDANO: No.

2 CHAIRMAN HOOD: Okay. Thank you all very
3 much. We appreciate it.

4 MR. HASAN: Chairman, can I make one
5 statement?

6 CHAIRMAN HOOD: Sure.

7 MR. HASAN: Just one last parting statement?
8 I think the young lady brought up a great point about
9 when families are moved from one part of -- one
10 neighborhood to another, often times when you guys
11 are seeing the increase in crime that's going on in
12 the shootings and deaths and killings like that,
13 that's happening because you're mixing neighborhoods.
14 And that's happening quite a bit. And so when these
15 applicants come before you and they're presenting
16 these plans and talking about relocating families,
17 you really have to think about what's in the plan and
18 how it is going to impact those families. Not just
19 the ones being moved, but the ones to the communities
20 that they're going to.

21 And, you know, it's a bigger problem that has
22 to be resolved with mentoring, all those kind of
23 things. But it is a real problem and an issue, you
24 know, when you have those families in those
25 neighborhoods that are being relocated into one

1 another, and that crime that does exist when those
2 children are getting hurt and killed and whatnot.

3 CHAIRMAN HOOD: That problem has been -- I
4 grew up in the city. So that problem has always been
5 an issue. But the difference is, it's different
6 results now. The results have gotten more
7 detrimental --

8 MR. HASAN: Right.

9 CHAIRMAN HOOD: -- when you go in other
10 neighborhoods because there were neighborhoods when I
11 was growing up in north, there was a park I couldn't
12 go in.

13 MR. HASAN: Right.

14 CHAIRMAN HOOD: So I know that. So I -- the
15 difference was, you just had a bat or you got chased
16 back.

17 MR. HASAN: Well, you fight your way out.

18 CHAIRMAN HOOD: Yeah, you fight your way out.

19 MR. HASAN: Now, that's true.

20 CHAIRMAN HOOD: Now, it's a different thing.
21 So I understand that. I think we understand that.

22 MR. HASAN: Okay.

23 CHAIRMAN HOOD: Okay.

24 MR. HASAN: All right. Thank you.

25 CHAIRMAN HOOD: Good. Thank you all very

1 much.

2 MS. BOWE: Thank you so much.

3 CHAIRMAN HOOD: Okay. I'm going to ask the
4 applicant to come forward. The rebuttal that you
5 have when you come forward, I actually want to have -
6 - I have a few questions and I'd like for you all to
7 work on the questions and as opposed to sitting here
8 giving us a lot of rebuttal tonight, Ms. Giordano.

9 MS. GIORDANO: Yes, I totally agree.

10 CHAIRMAN HOOD: Okay.

11 MS. GIORDANO: I think rather than rebuttal,
12 the more constructive thing is for us to have more
13 communication.

14 CHAIRMAN HOOD: You and I are on the same
15 page.

16 MS. GIORDANO: As you have indicated.

17 CHAIRMAN HOOD: We are on the same page.

18 MS. GIORDANO: And I think rather than you
19 know, try and resolve individual resident's cases
20 here, it's really a private issue. Ms. Burgess will
21 be working with them one-on-one.

22 CHAIRMAN HOOD: Right. What I'm going to ask
23 is, the people who spoke up, Ms. Johnson, Ms. Bowe,
24 Ms. Herring, and the crew -- the other young lady. I
25 need to get her testimony. Yeah, Ms. Johnson. All

1 those people who just spoke up, those are real live
2 issues, Ms. Burgess. I don't need to -- you're
3 right. They're private issues, but those are live
4 issues.

5 I have a note here of four people -- well, it
6 was four but I jotted down three. The one has five
7 units that needs six, the one that's being misplaced,
8 who's say you go here or go there. The other one who
9 had five who needs really two, and she's not in the
10 discussion. But you work that out. All I want is
11 just a synopsis when we get to that point of those
12 particular issues specific. Not getting into
13 specific private business, but I just want to know --
14 you look -- you're very accommodating. You're just
15 shaking your head and you're going to get that to me,
16 or get that to this Commission, and let us know that
17 those are some of the things that people have
18 concerns of.

19 I don't necessarily think you need to
20 respond. I'm just asking. It's one of the things
21 we're going to ask for; that I'm asking for. I don't
22 know if my colleagues agree. I just want to see how
23 some of those issues are being worked out. Okay?
24 All right. I think I have a concurrence.

25 Ms. Giordano, I know some of the things that

1 you've heard, if you can give it to us in a
2 submission.

3 MS. GIORDANO: Right.

4 CHAIRMAN HOOD: I will tell you this, though,
5 it may be an opportunity -- we may have to have a
6 limited scope hearing. I'm not sure. I'm just
7 putting that out there. I'm just saying that. I
8 don't know, you know, let's see what comes back. And
9 we will figure it out. We figure everything else out
10 down here. So we will figure that out, if we have to
11 do that.

12 Okay? And then I also want to make sure we
13 have an opportunity for those, the resident's council
14 and the ANC, to respond to whatever meeting you all
15 have. I know that's -- I know it may sound like it's
16 all over the place, but eventually it will all come
17 together. I've been doing this a long time. It will
18 come together. Okay?

19 Anything else? Colleagues, you want to add
20 anything? You all all right in that direction?

21 Commissioner May will be participating.
22 That's a whole other caveat. He's probably still
23 watching. Hopefully he doesn't see what I said, it's
24 another caveat, but we'll see what some of his
25 comments may be from the submissions. Okay?

1 MS. GIORDANO: Okay. So, in terms of
2 proceeding we don't know yet what the date is going
3 to be for the ANC meeting. Hopefully it could be
4 within the next three weeks to a month, and --

5 CHAIRMAN HOOD: She said she would call a
6 special public meeting. And the reason I would hope
7 that Chairperson Muhammad, who is shaking her head,
8 she will call a special public meeting because again,
9 Mr. Williams mentioned to me, there's a NOFA, and
10 that's another whole issue.

11 MS. GIORDANO: Yes, that's my concern also,
12 right.

13 CHAIRMAN HOOD: Right. Right. Right. I
14 have a concern too because we don't want to have
15 another missed opportunity.

16 MS. GIORDANO: Yes.

17 CHAIRMAN HOOD: Because we'll be talking
18 about the same thing another year from now. We don't
19 want to do that. So that's why, the sooner the
20 better. Chairperson Muhammad and others who need to
21 be involved with that meeting, the sooner the better.

22 MS. GIORDANO: So I'm wondering whether we
23 could sort of set a date of maybe three weeks from
24 now to --

25 CHAIRMAN HOOD: For that meeting?

1 MS. GIORDANO: To have the meeting and to
2 update the Commission.

3 CHAIRMAN HOOD: In three weeks?

4 MS. GIORDANO: And respond to the list of
5 issues that you've also identified.

6 CHAIRMAN HOOD: Okay. Ms. Schellin, can you
7 work on three weeks?

8 MS. SCHELLIN: Yeah.

9 CHAIRMAN HOOD: Let's anticipate. So that
10 meeting, Chairperson Muhammad, is going to have to
11 happen sooner than later.

12 MS. SCHELLIN: I was working backwards from
13 the October 17th meeting for you guys to deliberate
14 on this. So I actually came up with the applicant
15 and the ANC being able to meet within the time frame
16 and the response from the applicant of September
17 30th, and the ANC responding by October 7th, to the
18 written submissions. And then taking this up on
19 October 17th.

20 CHAIRMAN HOOD: Okay.

21 MS. SCHELLIN: Does that work for everybody?
22 Is the ANC Chairman still here? Yes.

23 CHAIRMAN HOOD: Yes, she's still here.

24 MS. SCHELLIN: Okay. So then if the ANC
25 could schedule a special public meeting during that

1 time prior to September 30th to allow the applicant
2 to be able to provide their submission, so I'd say at
3 least a week prior so that the applicant could
4 provide their written submission. And then they
5 would do that by 3:00 p.m. on the 30th. And then the
6 ANC would have until 3:00 p.m., October 7th, to
7 respond to the written submissions which the
8 applicant will serve you with. Is the Office of
9 Planning and DDOT looking to respond to -- yes.
10 Okay. So, if they want to respond to the submissions
11 they would have until October 7th, 3:00 p.m. also.
12 And then we'll put this on for October 17th for the
13 Commission to deliberate.

14 CHAIRMAN HOOD: Let me just add, though, even
15 though we're putting it down to deliberate October
16 the 17th, depending upon what comes back we may get
17 to a point that we need to call you back in. I'm
18 just letting you know that up front.

19 MS. GIORDANO: Understood.

20 CHAIRMAN HOOD: Hopefully everything is
21 intact. Some of the issues, Ms. Burgess has worked
22 it all out and give us a comfort level to move
23 forward that we have some things in place to deal
24 with some of the -- how they're going to handle some
25 of the situations that we heard. We just -- not

1 specifically, but we want to know how you're handling
2 some of those issues. And the ANC, we worked all
3 that out, answered some of those questions.

4 MS. MUHAMMAD: I just want to be on record to
5 say yes, we can accommodate the dates given by the
6 Commission.

7 CHAIRMAN HOOD: They can accommodate the
8 dates. The only outstanding issue, Chairperson, is
9 that when you are going to meet with Mr. Williams and
10 others.

11 MS. MUHAMMAD: And I will consort with the
12 other Commissioners as well to -- and we'll make
13 certain to give correspondence to confirm that.

14 CHAIRMAN HOOD: Okay.

15 MS. SCHELLIN: One other question. I'm
16 sorry. I thought I heard you say, even though
17 they're not a party the resident counsel, you wanted
18 them to have an opportunity to weigh in to respond to
19 what, specifically?

20 CHAIRMAN HOOD: Yeah. Wasn't there agreement
21 between you and the applicant and the residential
22 council?

23 MS. SCHELLIN: Yes. They withdrew their --
24 it was DCHA.

25 CHAIRMAN HOOD: Oh, it was -- okay. Well,

1 whoever the agreement. Yeah. I think we need to
2 give them a chance to respond.

3 MS. SCHELLIN: And the resident council.

4 CHAIRMAN HOOD: Right.

5 MS. SCHELLIN: So, if they would make their
6 response by 3:00 p.m. on October 7th also? Okay.
7 And you'll have to do that through -- everyone else
8 will do theirs through ISIS unless the ANC wants to
9 do it through Z.C. Submissions at DC.gov.

10 MS. GIORDANO: Understood.

11 MS. SCHELLIN: Since you're not a party
12 you'll have to do it that way. Okay. Great.
13 Thanks.

14 MR. TURNBULL: Yeah, Mr. Chair, I just want
15 to make sure the resident's council, I mean, even
16 though they signed off on agreement with the
17 applicant it sounds like a lot of -- there's a lot of
18 confusion on the part of the resident council as to
19 what's happening. I just want to make sure that
20 they're heard again and that their voices -- that we
21 have some comments back. And I'm just concerned that
22 there has been some slippage in there.

23 MS. GIORDANO: Right. Well, I think what I
24 heard the Chair saying is he wanted us to sort of
25 update the relocation plan with the additional

1 information that was in the letter. Is that right?

2 CHAIRMAN HOOD: I think -- yeah. That's what
3 I said earlier.

4 MS. GIORDANO: You said you wanted me to kind
5 of put the two together.

6 CHAIRMAN HOOD: I want you to merge them
7 together so we can go to one place and find out about
8 the relocation plan for the agreement and whatever is
9 going on. We need to put it together. But I think
10 Mr. Turnbull is also affording the resident council
11 another opportunity because even though I think you
12 all --

13 MS. GIORDANO: Right. And we would share
14 that, obviously, with the resident council.

15 CHAIRMAN HOOD: Right. We want to make sure
16 everybody -- everybody who needs to be at the table
17 is there, because I think what I heard tonight from
18 Mr. Williams and Ms. King and Ms. Burgess and others,
19 I think some of the questions can be resolved if you
20 all go. And nothing against your counterparts who
21 you have go out there, but I think if you all go, I
22 think that from what I heard here tonight, a lot of
23 those questions wouldn't be questions. And I'm not
24 putting anybody down, but I just know the
25 presentation I heard here tonight.

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1 MS. GIORDANO: Right. And one additional
2 item. Ms. O'Neill from Torti Gallas just informed me
3 that putting together the perspectives that I think
4 Mr. Turnbull is seeking, take about a month. And I'm
5 wondering since there isn't really a formal party
6 here, whether it would be appropriate for that
7 particular item to be submitted later on the 7th
8 without an opportunity to respond, other than
9 obviously OP maybe.

10 CHAIRMAN HOOD: It's going to be -- Mr.
11 Turnbull, can we --

12 MS. SCHELLIN: Well, the ANC is a party, so.

13 MS. GIORDANO: That's true.

14 CHAIRMAN HOOD: Oh, yeah, the ANCs are.

15 MS. SCHELLIN: The ANC is a party so they
16 should see the drawing, so --

17 CHAIRMAN HOOD: Right.

18 MS. SCHELLIN: So maybe she'll just have to
19 get some help getting them done.

20 CHAIRMAN HOOD: Okay. So let's see if we can
21 make that happen.

22 MS. SCHELLIN: And also, Ms. Giordano, if you
23 would submit the draft findings of fact, conclusions
24 of law by the 7th of October also?

25 MS. GIORDANO: Okay.

1 MS. SCHELLIN: Yeah. Sorry. I mean,
2 typically we only give you two weeks to make the
3 submission and --

4 CHAIRMAN HOOD: Okay.

5 MS. SCHELLIN: -- the architects usually make
6 it so.

7 CHAIRMAN HOOD: Okay. I think we're all on
8 the same page. I will, for full disclosure,
9 Commissioner May is still watching so if anyone wants
10 to tell what I said, he's already heard it because he
11 just text me and told me, I'm still watching you. So
12 the bad things I said about him, he's still watching.
13 Well, goodnight, Commissioner May.

14 So anything else?

15 MS. SCHELLIN: No, sir.

16 CHAIRMAN HOOD: Mr. Turnbull?

17 MR. TURNBULL: Well, I just think someone
18 else came to the table that may want to say
19 something.

20 MS. HEALY: Good evening, Commissioners. My
21 name is Taylor Healy. I'm the attorney for the
22 resident council. So I just wanted to introduce
23 myself and I know we've been going back and forth a
24 little bit.

25 I just wanted to clarify, the letter that

1 Director Toddman submitted today, while it's not a
2 two-party contract, like I believe Mr. Hasan brought
3 up, that was the resident's council's decision to
4 withdraw our opposition in consideration of the
5 promises made in that letter in the hope that we
6 would be working together going forward. I know
7 that's not the be-all end-all, Commissioner Hood, I
8 think your idea of taking the draft plan, combining
9 it with that letter is a great one. I think we'd be
10 happy to submit something by the 7th, but I just
11 wanted to be clear, the resident council board is who
12 I represent, and that every resident who lives at
13 Kenilworth Courts is a member of the council. But I
14 represent the board themselves so the members you
15 heard from tonight were speaking in their individual
16 capacity as residents of Kenilworth Courts. But just
17 to be clear, that was a negotiation between just the
18 board and DCHA that resulted in that letter.

19 CHAIRMAN HOOD: Okay. So will you be
20 involved at that meeting?

21 MS. HEALY: Yes.

22 CHAIRMAN HOOD: Okay. All right. That's
23 good.

24 MS. HEALY: Certainly.

25 CHAIRMAN HOOD: I think you need to be there.

1 MS. HEALY: Yes, of course.

2 CHAIRMAN HOOD: Okay. All right. So we're
3 looking forward to some positive results. And if
4 not, we'll make the decision. Okay?

5 UNIDENTIFIED SPEAKER: Thank you.

6 CHAIRMAN HOOD: All right. Thank you all.

7 MS. GIORDANO: Thank you very much.

8 CHAIRMAN HOOD: Ms. Schellin, do we have
9 anything else?

10 MS. SCHELLIN: No, sir.

11 CHAIRMAN HOOD: Okay. I want to thank
12 everyone for their participation tonight and this
13 meeting is adjourned.

14 [Hearing adjourned at 9:40 p.m.]

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