

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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VIRTUAL PUBLIC HEARING

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 IN THE MATTER OF: :  
 :  
 Text Amendment to : Case No.  
 Create the Barry Farm Zone : 20-21  
 :  
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MONDAY, DECEMBER 7, 2020

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The Public Hearing of Case 20-21 by the District of Columbia Zoning Commission convened via Videoconference at 4:00 p.m. EDT, Anthony Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY HOOD, Chairperson
- ROBERT MILLER, Vice Chairperson
- PETER SHAPIRO, Commissioner
- MICHAEL TURNBULL, Commissioner
- PETER G. MAY, Commissioner

OFFICE OF ZONING STAFF PRESENT:

- SHARON SCHELLIN, Secretary
- PAUL YOUNG, Zoning Data Specialist

D.C. OFFICE OF PLANNING

- JENNIFER STEINGASSER
- MAXINE BROWN-ROBERTS

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The transcript constitutes the minutes from the  
Regular Public Hearing held on December 7, 2020.

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(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. Today's date is December the 7th, 2020. This is a hearing of the Zoning Commission for Zoning Commission Case No. 20-21. This is a text amendment to create the Barry Farm Zone.

My name is Anthony Hood. Joining me are Vice Chair Miller, Commissioner Shapiro, Commissioner May, and Commissioner Turnbull. We are also joined by the Office of Zoning Staff, Ms. Sharon Schellin as well as Mr. Paul Young who is handling all of our virtual operations.

I will ask all others to introduce themselves at the appropriate time.

Give me one moment.

Copies of today's virtual public hearing notice are available on the Office of Zoning's website. Please be advised that this proceeding is being recorded by a court reporter. It is also webcast live via Webex and YouTube Live. The video will be available on the Office of Zoning's website after the hearing.

Accordingly, all those listening on Webex or attending by phone will be muted during the hearing, and those who have signed up to testify will be unmuted at the appropriate time. In all cases, we ask that you sign up in advance so that you are sworn in. If you have not signed up, please contact the staff on the hotline number which will be given out shortly. When

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1 speaking, please state your name and home address before  
2 providing testimony. When you are finished speaking, please mute  
3 your audio so that your microphone is no longer picking up sound  
4 or background noise.

5 If you experience any technical difficulty or any  
6 problems during these proceedings, then please call our OZ  
7 Hotline number at 202-727-5471, and the OZ staff will assist you.

8 If you wish to file written testimony or additional  
9 supporting documents during the hearing, then please be prepared  
10 to describe and discuss it at the time of your testimony.

11 The hearing will be conducted in accordance with the  
12 provisions of 11-Z DCMR, Chapter 5 as follows: preliminary  
13 matters -- excuse all that noise -- our presentation in this case  
14 by the Office of Planning which has up to 60 minutes; reports of  
15 other government agencies; report of the ANC, in this case is  
16 which is Exhibit 126; our report -- testimony of organizations  
17 five minutes and individuals three minutes, respectively. And  
18 we'll hear in the order from those in support, opposition, and  
19 undeclared.

20 While the Commission reserves the right to change the  
21 time limits on presentations if necessary and intends to adhere  
22 to the time limits as strictly as possible, and notes that no  
23 time shall be (audio interference).

24 Again, any issues, please call the OZ Hotline number  
25 202-727-5471, and that includes if you have not signed up as

1 well. So please call that number for any issues.

2 At this time, the Commission will present any  
3 preliminary matters.

4 Does the staff have any preliminary matters?

5 MS. SCHELLIN: No preliminary matters. Just to advise  
6 that Maxine Brown-Roberts and Jennifer Steingasser from the  
7 Office of Planning will be presenting this evening. I believe  
8 Maxine will be the lead. And other than that, the staff has  
9 nothing further.

10 CHAIRMAN HOOD: Thank you, Ms. Schellin. Let's bring  
11 Ms. Brown-Roberts and Ms. Steingasser and all who will be  
12 presenting from OP up at this time.

13 And once they get up and get straight, they may begin  
14 their presentation to us.

15 MS. BROWN-ROBERTS: Thank you, Mr. Chairman, and the  
16 members of the Commission. I am Maxine Brown-Roberts from the  
17 Office of Planning. And I'm representing this afternoon on Zoning  
18 Commission Case 20-21.

19 The redevelopment of Barry Farm has been envisioned  
20 since 2006. Can I have the next slide? The redevelopment of  
21 Barry Farm has been envisioned since 2006 when the residents and  
22 the community developed a plan for its redevelopment to create a  
23 vibrant community for former residents and return new residents  
24 in a variety of unit types and prices with neighborhood retail  
25 uses, community spaces, and introduction of new streets and

1 alleys to improve circulation and connect to the larger  
2 community. Of great importance, the redevelopment would  
3 incorporate the Barry Farm legacy into its design.

4 The Office of Planning tonight proposes a text  
5 amendment to create a new zone for the Barry Farm Wade Road  
6 redevelopment, which is also known as Barry Farm. The property  
7 is currently zoned RA-1, and the proposed text amendment to  
8 Subtitle K would introduce a new BF zone with two individual  
9 zones, BF-1 and BF-2 and sub zones. Each BF zone has (audio  
10 interference) parameters for new construction such as height,  
11 FAR, lot occupancy, and yards which are intended to serve the  
12 desired density and building type on each part of the site.

13 The proposed zoning is intended to allow matter of  
14 right development of the site consistent with the Barry Farm  
15 redevelopment plan. The BF-1 Zone is proposed as a mixed-use  
16 zone that would allow residential use and apartments with ground  
17 floor neighborhood retail uses with a maximum building height of  
18 65 feet and FARs up to (audio interference). The BF-2 Zone would  
19 be a modern density zone. BF-2A and BF-2B Zones would have  
20 similar development and use permission standards, except for the  
21 BF-2A Zone would incorporate (audio interference) work and home  
22 occupations and the BF-2C Zone will allow the community center  
23 while the BF-2D is an area historic landmark and would allow  
24 residential use in addition to other community-related uses.

25 Although a map amendment is not a part of this case,

1 the text and balance is generally not inconsistent with the  
2 comprehensive plan. Next slide?

3 The future land-use map indicates that the site is  
4 appropriate for moderate density residential. Apartment and  
5 retail uses proposed on the southwestern portion of the site  
6 could be considered as being inconsistent with the current  
7 moderate density residential recommendation of the plan.  
8 Proposed row dwelling, semi-detached units, flats, and uses are  
9 not inconsistent with the plan. Next?

10 The generalized policy map indicates the site is  
11 designed for a neighborhood enhancement area. The proposed BF  
12 Zone would not be inconsistent with this designation as it would  
13 allow for redevelopment of a District-owned property to be mainly  
14 residential with various housing types reflective of the  
15 diversity of housing types in (audio interference) area.

16 To complement the residences, the new zone provides for  
17 neighborhood retail uses and services that would serve the  
18 everyday needs of residents. The proposed text amendment would  
19 allow for a development that would meet or further many of the  
20 citywide elements of the comprehensive plan, in particular, land  
21 use, housing element including replacement housing, economic  
22 development, and historic preservation.

23 Since the property will be developed by the District  
24 of Columbia, the development will not be subject to IZ  
25 requirements. However, the affordable housing requirements of

1 the BF Zones are higher than IZ and will have to be met by the  
2 District.

3 Barry Farm is also identified in the Far  
4 Southeast/Southwest area element as a policy aid focus area and  
5 recommends additional density as a moderate range and allow for  
6 the incorporation of retail and service uses to serve the daily  
7 needs of the residents. Next slide?

8 The vision of Barry Farm/Park Chester/Wade Road  
9 redevelopment plan is to create a vibrant mixed-use neighborhood  
10 where residents have quality residential options, retail, and  
11 real economic opportunities and access to appropriate human  
12 services for children and adults. The proposal would not be  
13 inconsistent with this recommendation.

14 Taken together, the comprehensive plan maps, the  
15 unplanned elements, the policies of the Far Southeast/Southwest  
16 area element, and the vision of the Barry Farms small area plan,  
17 the proposed text amendment would generally not be inconsistent  
18 with the moderate density mixed-use development. The Office of  
19 Planning therefore recommends approval of the proposed text  
20 amendment and requests that we be allowed to continue to work  
21 with OAG to make any minute refinements to the text which may be  
22 necessary prior to final action.

23 At our setdown meeting, the Zoning Commission asked OP  
24 to address some issues that are not directly part of the text  
25 amendment, and these were highlighted in our report. Regarding

1 the development potential under the first stage PUD in the map  
2 amendment of Zoning Commission Case 04-02 versus the proposed BF  
3 Zone, the PUD would have generated a total of 1,014 units and  
4 55,000 square feet of retail service and community space. The  
5 proposed BF Zone will allow for approximately 900 units, 40,000  
6 square feet of retail space in addition to spaces within the  
7 historic district, the BF-2D Zone and the community center parcel  
8 which is on the BF-2C Zone.

9           Regarding tenant location and continued engagement, as  
10 detailed in our report, the tenants are relocated to various  
11 locations, and there is continued engagement. Regarding the  
12 status of the (audio interference) amendments, the District  
13 Council Committee of the Whole held public hearings on November  
14 12th and 13th, 2020, but no action was taken at that time on any  
15 of the proposed amendments. However, a vote is anticipated in  
16 January or February of 2021.

17           Notifications regarding the new BF Zone, both OP and  
18 DCHA's representative, the Preservation of Affordable Housing,  
19 gave a presentation on the proposed text and map amendment to ANC  
20 8C at their November 4th, 2020 meeting. And you also see in the  
21 record that there are a number of residents who have submitted  
22 letters in support of the proposal.

23           Thank you, Mr. Chairman. And I'm available for  
24 questions.

25           CHAIRMAN HOOD: Thank you, Ms. Brown-Roberts.

1 Ms. Steingasser, did you have anything you wanted to  
2 add?

3 MS. STEINGASSER: (No response.)

4 CHAIRMAN HOOD: Okay. Do you want to unmute?

5 MS. STEINGASSER: I'm sorry. No, sir, I have nothing  
6 additional to add.

7 CHAIRMAN HOOD: Okay. Thank you. Thank you.

8 And thank you, Ms. Brown-Roberts.

9 Commissioners, do we have any questions or comments?

10 Commissioner May?

11 COMMISSIONER MAY: (No response.)

12 CHAIRMAN HOOD: Commissioner Shapiro?

13 COMMISSIONER SHAPIRO: (No response.)

14 CHAIRMAN HOOD: Commissioner Turnbull? Commissioner  
15 Turnbull?

16 COMMISSIONER TURNBULL: Yes, Mr. Chair. I just was  
17 going back to the OAG report, and it -- OAG (audio interference)  
18 are inconsistent, that this -- what we want to do is inconsistent  
19 with the comp plan. Could you comment on OAG's report?

20 MS. STEINGASSER: I'll start to answer that. I just  
21 want to point out that the OAG report is a document that's  
22 provided only to the Zoning Commission. It's an (audio  
23 interference) document. It's not publicly available.

24 COMMISSIONER TURNBULL: Okay. All right.

25 MS. STEINGASSER: (Audio interference) don't feel that

1 | this case is inconsistent with the comprehensive plan. I think  
2 | Ms. Brown-Roberts and our reports walk through both of the maps  
3 | and the policies, the focus policies of the Far Southeast, it has  
4 | referenced Barry Farm as a new community in the special planning  
5 | area, and then, of course, the adopted small area plan by the  
6 | City Council that implements that. So we think our conclusion  
7 | is based on -- is that on balance, this text amendment is  
8 | consistent with the comprehensive plan.

9 |           COMMISSIONER TURNBULL: Well, I guess my only concern  
10 | is if -- I guess I'm allowed to make some comments from our  
11 | attorneys. The one thing -- I guess they were agreed that the  
12 | FLUM designation, the change, would address its concerns. But  
13 | since this legislation has not been approved by the Council or  
14 | Congress and is not currently applicable except as an indication  
15 | of some of the government approved designation, that we're  
16 | jumping ahead of the game here. We're looking to approve  
17 | something that the Council really hasn't approved as yet. So I'm  
18 | just concerned --

19 |           MS. STEINGASSER: Well, they have --

20 |           COMMISSIONER TURNBULL: -- that we're putting the cart  
21 | before the horse here.

22 |           MS. STEINGASSER: Well, two things. That would be for  
23 | mapping the zone. Right now, this case is just about creating the  
24 | zone, it's not actually proposing to map it anywhere in  
25 | particular. But we think the changes to the FLUM represent the

1 manifestation of all of these policies that are in the current  
2 comprehensive plan now both in terms of the existing map and the  
3 policies in the small area plans, the recognition of a new  
4 community that have already been addressed in this particular  
5 comprehensive plan. But the changes to the FLUM, which we hope  
6 to happen by the Council in January and February, will manifest  
7 all of those into the (audio interference) the FLUM.

8 COMMISSIONER TURNBULL: Okay. Thank you.

9 MS. STEINGASSER: And I --

10 CHAIRMAN HOOD: Okay. Thank you --

11 MS. STEINGASSER: -- (audio interference) future land  
12 use map for our audiences.

13 CHAIRMAN HOOD: Okay. Okay. Thank you.

14 Vice Chair Miller, you have any question or comments?

15 VICE CHAIR MILLER: Thank you, Mr. Chairman. Ms.  
16 Steingasser or Ms. Brown-Roberts, I think you've said it and I  
17 know it's in the report, but does -- can you reiterate -- just  
18 following up on Commissioner Turnbull's comments, what is the  
19 proposed change in the future land use map? It's -- as I  
20 understand it, it's the current future land use map and for some  
21 time now has said moderate density residential for the Barry  
22 Farms site. And you are -- and the mayor has proposed, and it's  
23 pending before the Council, the future land use map change of  
24 medium density for residential commercial. Is that correct?

25 MS. BROWN-ROBERTS: Yes, Vice Chair. Yes. On the

1 | southeastern portion, southwestern portion, there is  
2 | recommendation for medium density and also to accommodate the  
3 | retail uses.

4 |           VICE CHAIR MILLER: All right. So I would generally  
5 | concur with Ms. Steingasser's assessment that the pending changes  
6 | bring -- would bring the future land use map more into conformity  
7 | with what the small area plan for the site calls for or what the  
8 | Far Southeast plan of the comp plan calls for, what the City's  
9 | policy has indicated by previous Mayor, Council actions have  
10 | called for the Barry Farm site. But we are only a couple months  
11 | away from that future land use map amendment happening. I would  
12 | just note that for the record which has been noted. I have no  
13 | other comments or questions, Mr. Chairman.

14 |           CHAIRMAN HOOD: Okay. Thank you, Vice Chair.

15 |           I don't necessarily have any questions. I'll just make  
16 | a comment. I heard Mr. Turnbull's comments, but (audio  
17 | interference), I believe that for me, in this Barry Farm case,  
18 | even previously the one that was vacated, I still believe it's  
19 | about the residents. And if anybody read the record previously,  
20 | and I can get into this later, I want to hear from the residents.  
21 | It's about making sure that folks are able to go back home, come  
22 | back to a better quality of life, make sure they're able to reside  
23 | there. If you left there and you want to come back, it's about  
24 | them getting back there for me.

25 |           I understand we got to do what we got to do, and I

1 understand we got the texts, and we got the map and the FLUM. I  
2 appreciate all that. But at the end of the day, it's about folks  
3 who have been there. I want them to be able to come back home.  
4 I've said this even in (audio interference). People around there  
5 said, "Well, Anthony Hood, that has nothing to do with y'all  
6 process." Okay, well I'm going to make it a part of the process.  
7 But I think that's very important. As Ms. Brown-Roberts reminded  
8 me previously, you mentioned that to us before. So I know that  
9 I did, and I'll say this again. But I think this is a good start.  
10 At the end of the day, while we're working through all this, when  
11 I looked at all the letters, even though there were form letters,  
12 I looked at the addresses. Some people in Bowie, Maryland. You  
13 know, I'm not sure what's going on over there now, but I can just  
14 tell you that people need to be able to come home. So that's  
15 where I am.

16 All right. I don't have any --

17 Any follow-up questions or comments?

18 (No response.)

19 CHAIRMAN HOOD: Okay. Thanks to the Office of Planning.

20 Let's go to the ANC.

21 Do we have -- Ms. Schellin, do we have anybody here  
22 from ANC 8C?

23 MS. SCHELLIN: I don't believe so.

24 CHAIRMAN HOOD: Okay. Let me --

25 MS. SCHELLIN: I'm not seeing anyone.

1 CHAIRMAN HOOD: If somebody has their -- hold on one  
2 second. I know they voted in support. I wanted to read it.

3 If somebody has it up right quick, if you could read  
4 it, that would help, but if not, let me pull it up. I think it's  
5 Exhibit 126. Okay. Just give me a moment. If someone else has  
6 it faster.

7 VICE CHAIR MILLER: Mr. Chairman?

8 MS. SCHELLIN: No one from the ANC signed up to testify.

9 VICE CHAIR MILLER: Unless you have it up there, I can  
10 read it if you want me to.

11 CHAIRMAN HOOD: Okay. If you can read it -- I'm getting  
12 it up. But if you can read it -- I'm switching computers which  
13 I shouldn't have done. But, anyway, could you just read the  
14 highlights of it, please?

15 VICE CHAIR MILLER: Okay. I highlighted the whole  
16 thing. Let's see. Letter dated December 3rd from Mustafa Abdul-  
17 Salaam, Vice Chair of ANC 8C. It says that on November 4th, ANC  
18 8C held a meeting to consider this case. Gave notice. The ANC  
19 8C voted unanimously. They issued a support letter to recommend  
20 that (audio interference) can approve Case No. 20-24, a map  
21 amendment, and 20-21 text amendment, and that, two, the D.C.  
22 Council approved the legislation necessary for related street and  
23 alley closings.

24 They go into the reasons why they believe the -- back  
25 to the third paragraph or fourth paragraph, they believe that

1 (audio interference) "application will help fulfill many of the  
2 physical building goals in Barry Farm, Park Chester, Wade Road  
3 redevelopment plan," that's the Barry Farms area plan, "will help  
4 to enable redevelopment of the site and new replacement housing  
5 so that former Barry Farm residents have the opportunity to return  
6 to the Barry Farm site."

7 "And as described in the OP report," I'm reading from  
8 the ANC report, "will enable the creation of mixed income housing,  
9 a variety of housing types, including yards, retail space, and  
10 green and open spaces. Overall, we believe that the approval of  
11 these cases is essential given the long delay in redevelopment  
12 of the site and the current vacant status of the majority of the  
13 Barry Farm site."

14 That's essentially the letter, Mr. Chairman, of support  
15 from ANC 8C.

16 CHAIRMAN HOOD: Thank you, Vice Chair, for doing that.

17 And, again, that letter comes from the Vice Chair of  
18 ANC 8C, Mustafa Abdul-Salaam. So we appreciate that. And the  
19 Vice Chair has already read through all of that. It's a letter  
20 of support that tells us the many reasons why the ANC voted in  
21 support. It was five members who were on the Commission (audio  
22 interference). The Vice Chair ran through that.

23 So thank you.

24 We had a number of support letters. We had a number -  
25 - we do have some letters in opposition.

1           So Ms. Schellin, I guess we can go down the list if you  
2 want to call those up who are in support first. And I guess we  
3 can do, what, four or five? Whichever one is easy on you and  
4 Mr. Young.

5           MS. SCHELLIN: Sure. Okay. Okay. I'll go ahead and  
6 call the first four on the list, those that are in support. That  
7 would be Rodger Brown who's representing the Preservation of  
8 Affordable Housing. So he has five minutes. And next would be  
9 Bobbie Jean Wills. She was going to be a phone-in. I did not  
10 see her on the line. Darlene Jameson, I believe she is caller  
11 number three. Mr. Young, you want to check to verify that? Maybe  
12 we have --

13           MR. YOUNG: Yeah. So the call-in users, I'll wait  
14 until it's their time because I have to -- I don't want to unmute  
15 all of them at the same time.

16           MS. SCHELLIN: Right. Caller number three --

17           MR. YOUNG: Yeah.

18           MS. SCHELLIN: -- should be Darlene Jameson. Then  
19 Betty Green is a call-in. She should be caller number six.

20           MR. YOUNG: Yeah.

21           MS. SCHELLIN: Sherry Hill is a call-in, but I did not  
22 see her number. Danielle Bullock.

23           CHAIRMAN HOOD: Ms. Schellin, for the sake of  
24 efficiency, if you can just call the four. And if you can call  
25 their names, I will leave that up to you (audio interference),

1 | who four and five or six is. I think it would be easier (audio  
2 | interference).

3 | MS. SCHELLIN: Yeah, but we have to -- he has to know  
4 | who to unmute. So that's the problem --

5 | CHAIRMAN HOOD: Okay.

6 | MS. SCHELLIN: -- since their names don't show up.

7 | CHAIRMAN HOOD: Okay. So I'll let you all work that  
8 | out.

9 | MS. SCHELLIN: Yes.

10 | CHAIRMAN HOOD: Okay.

11 | MS. SCHELLIN: Danielle Bullock, I did not see her  
12 | listed, Paul, on the call-in. And Deirdre Johnson, I did not  
13 | see her listed either. And last is Sharon -- I'm sorry. Edward  
14 | -- Rhonda Edward Hines, I did not see her, called in. And then  
15 | Sharon Marlow, I did see her listed. Do you see her? And the  
16 | last proponent I have is Iberia Miles. And that's the last  
17 | proponent I have. I will check through the other phone numbers  
18 | just to make sure while these are speaking, if that's okay,  
19 | Chairman Hood.

20 | CHAIRMAN HOOD: Yes, that's fine.

21 | So whoever the first person is, forgive me. You may  
22 | begin.

23 | MR. BROWN: Thank you, sir. Good afternoon, Chairman  
24 | Hood and Zoning Commissioners. My name is Rodger Brown, and I  
25 | am the managing director of real estate development at the

1 Preservation of Affordable Housing, or POAH, which is serving as  
2 a master developer for the redevelopment of Barry Farm. I am  
3 pleased to be here today on behalf of POAH and to lend my support  
4 to the creation of the Barry Farm Zone.

5 The Preservation of Affordable Housing is a non-profit  
6 developer, owner, and operator of more than 11,000 affordable  
7 homes in 11 states and the District of Columbia. POAH's primary  
8 mission is to preserve, create, and sustain affordable healthy  
9 homes that support economic security, racial equity, and access  
10 to opportunity for all. Core to our mission is our commitment  
11 to creating and preserving at-risk affordable housing as an asset  
12 for today's residents and for future generations as well as  
13 investing in residents to promote resident success and economic  
14 viability.

15 POAH has now been working at Barry Farm for more than  
16 eight years, and as you are well aware, we have faced a number  
17 of challenges in our efforts to move this project forward  
18 including legal challenges by opposition groups and false  
19 narratives about the intent and outcomes of the redevelopment.  
20 However, POAH has continued to persevere and remains committed  
21 both to the redevelopment of Barry Farm and to a mixed-use mixed-  
22 income community and to the long-term success of the Barry Farm  
23 residents which is why we are doing this work.

24 I want to emphasize that long-term affordable housing,  
25 the creation of construction and permanent jobs, affordable home

1 ownership opportunities, and space and technical assistance to  
2 support entrepreneurs, and Ward 8 businesses are just some of the  
3 commitments we have made to demonstrate the holistic approach we  
4 are taking on this redevelopment.

5           Our team has worked closely with Barry Farm residents  
6 and the larger community to build relationships of trust with  
7 both Barry Farm residents and the Ward 8 community so that  
8 residents know that POAH is committed to developing on this  
9 project and further housing and economic development  
10 opportunities for Barry Farm and Ward 8 residents. Our team is  
11 not only connected with more than 200 former Barry Farm families,  
12 but we have also fostered regular lines of communication and  
13 dialogue with them to keep them updated and informed, and to get  
14 their valuable feedback as we move forward with this -- with this  
15 development process.

16           Even during COVID, we have managed to maintain our  
17 relationships with residents through virtual meetings and  
18 socially distant gatherings to provide needed resources such as  
19 back to school materials and connect residents to supportive  
20 services through Ward 8-based organizations such as Far Southeast  
21 Family Strengthening Collaborative.

22           As evidenced by the 120 plus letters submitted as part  
23 of the record, there is strong support among both former Barry  
24 Farm residents and Ward 8 residents for the adoption of a new  
25 Barry Farm zoning district to implement the Barry Farm small area

1 plan. In our conversations with the community, whether it was  
2 through pop-up residents at sites where residents have been  
3 relocated, virtual meetings, or phone engagement, we have  
4 consistently heard the strong desire for this project to move  
5 forward. The community is anxious to see progress, and former  
6 Barry Farm residents are anxious to see the opportunities that  
7 have been promised for so long.

8 On behalf of POAH, I encourage the Zoning Commission  
9 to adopt the text amendment as proposed by the Office of Planning  
10 for the creation of the Barry Farm Zone. I thank the Commission  
11 for their continued work on this project, and I look forward to  
12 moving this project forward and finally delivering on the  
13 promises made to the Barry Farm residents and Ward 8. Thank you  
14 very much.

15 CHAIRMAN HOOD: Thank you, Mr. Brown.

16 I think what we're going to do (audio interference) see  
17 if we have any questions of Mr. Brown to ask him before we let  
18 him go. Technically, I'd like to do them one by one, but I think  
19 (audio interference).

20 Any questions to (audio interference)? Commissioners,  
21 any questions or comments to Mr. Brown?

22 CHAIRMAN HOOD: Commissioner May?

23 COMMISSIONER MAY: Chairman Hood, you're coming through  
24 pretty garbled. I don't know if other people are hearing that,  
25 but --

1 MR. YOUNG: Yeah, I can hear that.

2 COMMISSIONER MAY: I don't know what it is. Some sort  
3 of technical problem. Anyway, Mr. Brown, the question I had is  
4 --

5 CHAIRMAN HOOD: Sorry. Let me (audio interference).

6 And then, Commissioner Miller, if (audio interference).

7 COMMISSIONER MAY: All right. I think he's going to  
8 log off and log back on. Hard to tell. So I'm sorry. Mr. Brown,  
9 you're probably aware we have received a number of exhibits in  
10 the record (audio interference) folks who believe that what's  
11 happened with Barry Farms over the last several years is not what  
12 the neighborhood wants or is not appropriate. The new initiatives  
13 program is not -- or New Communities Program is not living up to  
14 its promises, is not being responsive to what happened in the  
15 courts, the original PUD, et cetera. But at the same time, we  
16 also have many letters in support of this particular case.

17 I'm wondering, you know, if you can speak more  
18 specifically to any of the concerns that were raised by these  
19 folks who believe that what -- that moving forward on this would  
20 be, and I'll use a quote from their letters, "inhumane."

21 MR. BROWN: Well, I can only speak about our intent,  
22 track record, and the communication that we have had directly  
23 with the residents which is why we're doing this work. As we  
24 have attempted to honor the plan that's laid out in the 2006  
25 small area plan, working with the residents and folks in the

1 community, we have attempted to fashion a physical plan that does  
2 a number of things.

3 First and foremost, it recreates public housing on this  
4 site. You may remember as part of the New Communities Program,  
5 there was an initiative called Build First. In connection with  
6 that, there were a hundred public housing units created offsite  
7 before we were actually ever involved in the project. I believe  
8 they were located at Matthews Memorial and there was another  
9 public housing site.

10 So to that hundred units that were located offsite, we  
11 are also creating 380 units of public housing on the main site.  
12 That brings the total to 480 units or plus, I think maybe a little  
13 bit more, which is beyond what originally started out as a one-  
14 for-one replacement, number one.

15 Number two, we believe that beyond the public housing  
16 units that there is an affordable housing emergency in D.C. No  
17 one entity is able to create the number of affordable housing  
18 units that the communities in Washington, D.C. need at the present  
19 time.

20 And so as we look at our program and the creation of,  
21 you know, close to a thousand units on the site, more than 80  
22 percent of those units will be affordable including the public  
23 housing units. But beyond that, we're trying to create a  
24 neighborhood where over 800 or so units will be affordable. And,  
25 you know, people will argue about what that affordability level

1 | should be.

2 |           We're right now thinking that the majority of our units  
3 | will be affordable from people earning zero to 80 percent of the  
4 | area median income in Washington. And I think that's probably a  
5 | little over \$80,000 a year, but, you know, we believe that, you  
6 | know, that range of incomes provide a number of opportunities not  
7 | only for public housing residents but also for residents of Ward  
8 | 8 who are entry level workers in the healthcare industry, in the  
9 | government industry, who are government contractors, who are  
10 | teachers, firemen, and other public sector employees, and  
11 | certainly people that are operating businesses. Beyond that, our  
12 | program will also include about 40,000 square feet of retail,  
13 | some percentage of which will be set aside for Ward 8 businesses.

14 |           You're on mute, Mr. May. Mr. May, you're on mute.  
15 | Hello?

16 |           COMMISSIONER MAY: Thank you very much. Thank you very  
17 | much.

18 |           MR. BROWN: Oh, okay. I'm sorry.

19 |           COMMISSIONER MAY: I'm not looking for a repetition of  
20 | the program, okay? I know what's being proposed. I'm just asking  
21 | about the comments that we received in opposition. So I'll just  
22 | ask you one more relatively simple question.

23 |           MR. BROWN: Yes, sir.

24 |           COMMISSIONER MAY: I mean, are you actually -- did you  
25 | actually see what's in the record, what we are looking at?

1 MR. BROWN: No --

2 COMMISSIONER MAY: The (audio interference) letter and  
3 things like that?

4 MR. BROWN: No, I have not, sir.

5 COMMISSIONER MAY: Okay. Well, let me ask you this,  
6 then. Are you -- in the public meetings that you have held, have  
7 you heard, you know, these voices of opposition? Have people  
8 been, you know, speaking up in the public forums that you've  
9 held?

10 MR. BROWN: Yes, sir. I've heard -- I've heard some  
11 of those comments.

12 COMMISSIONER MAY: You've heard some of those comments  
13 before. And --

14 MR. BROWN: Yes, sir.

15 COMMISSIONER MAY: -- on a recurring basis, multiple  
16 occasions they've spoken to you?

17 MR. BROWN: Ever since we first started involvement  
18 with the project eight years ago. We've heard -- we've heard  
19 those voices.

20 COMMISSIONER MAY: Okay.

21 MR. BROWN: We've had conversations with those voices.  
22 But we're more intimately involved with the entire community and  
23 the Barry Farm residents themselves. In my observation, a number  
24 of those voices have been people that are not quite as intimately  
25 familiar with Barry Farm. They may not live there. And I can't

1 -- can't address all their concerns. I can tell you what our  
2 program is, what we think is feasible, and our need to provide a  
3 range of housing opportunities for the residents of Barry Farm  
4 and Ward 8.

5 COMMISSIONER MAY: Okay. Thanks. Yeah. I just wanted  
6 to know if they actually have engaged in this conversation. And,  
7 yes, you know, it's apparent from some of the letters that we've  
8 seen that they are not, you know -- people who are from the  
9 neighborhood or necessarily are in direct contact with a lot of  
10 the people in the neighborhood. But --

11 MR. BROWN: And by the way, if they are on this call,  
12 we always invite them to participate --

13 COMMISSIONER MAY: Of course.

14 MR. BROWN: -- and to engage.

15 COMMISSIONER MAY: As do we. All right. Very good.  
16 That's it. Thank you.

17 MR. BROWN: Thank you, sir.

18 VICE CHAIR MILLER: Commissioner Shapiro, do you have  
19 any questions for Mr. Rodger (sic)?

20 COMMISSIONER SHAPIRO: I do not, Mr. Vice Chair.

21 VICE CHAIR MILLER: Thank you.

22 Commissioner Turnbull, do you have any questions for -

23 -

24 COMMISSIONER TURNBULL: No, I do not.

25 VICE CHAIR MILLER: -- Mr. Rodger?

1 COMMISSIONER TURNBULL: I do not.

2 VICE CHAIR MILLER: I'll ask Mr. Rodger a question that  
3 I think -- maybe I should wait for the Chairman to return because  
4 I think he would probably ask this standard question which he  
5 asks of development teams that come before the Zoning Commission.

6 Mr. Rodger, do you have -- I know Preservation of  
7 Affordable Housing has done a lot of good work. I think you're  
8 based -- I think the organization is based primarily in Boston,  
9 Massachusetts? Correct me if I'm wrong.

10 MR. BROWN: We have headquarters in Boston. We have  
11 offices in Chicago, Kansas City, and Washington, D.C.

12 VICE CHAIR MILLER: Okay. And where -- where is your  
13 office in Washington, D.C.?

14 MR. BROWN: 777 North Capitol Street, Northeast.

15 VICE CHAIR MILLER: Okay. And while the Chairman has  
16 returned, I was going to ask a chairman's type of question  
17 anticipating that he might have asked. Who is on your -- do you  
18 have any District residents who are on your development team?

19 MR. BROWN: My development team is a young woman, young  
20 African American woman whose name is Ronnie Slamin.

21 VICE CHAIR MILLER: Is she a District of Columbia  
22 resident?

23 MR. BROWN: Yes, sir.

24 VICE CHAIR MILLER: All right. Well, thank you very  
25 much for your testimony. And I know you've been working with

1 the ANC --

2 MR. BROWN: Yes, sir.

3 VICE CHAIR MILLER: -- as well as neighborhood residents  
4 all these many years. Thank you for that continued outreach.

5 MR. BROWN: Well, thank you for your support. We  
6 appreciate it.

7 CHAIRMAN HOOD: I do -- I do have a question for Mr.  
8 Brown. I'm back. I don't know how long -- do I still sound  
9 garbled?

10 MS. SCHELLIN: No.

11 CHAIRMAN HOOD: Okay. Well, that may change any minute.

12 So Mr. Brown, while I got you -- and I'm sorry I missed  
13 some of the questions, so it may have already been asked. You're  
14 working with the residents now.

15 MR. BROWN: Yes, sir.

16 CHAIRMAN HOOD: And I heard -- I believe I remember you  
17 saying that the residents are ready to return. Are residents out  
18 in Maryland, other places -- what's actually going on over there  
19 right now? What's going on?

20 MR. BROWN: You mean on site?

21 CHAIRMAN HOOD: Yeah, some on site -- have some been  
22 relocated? What's going on?

23 MR. BROWN: There -- there are folks scattered all over  
24 Washington, D.C. I think that the total number of people who  
25 are temporarily relocated in Maryland are actually five. And the

1 rest are in D.C. in various neighborhoods and wards from, you  
2 know, Ward 4 to Ward 5 and 6 and 7. We can get you a map.

3 We've been trying to, you know, utilize all of our  
4 technology platforms to stay in touch with people. It's very --  
5 it's very challenging. But, you know, using tech supplies and  
6 getting cell phone numbers and using Facebook and Zoom, we've  
7 been trying to stay engaged with folks. So not only can we get  
8 them information about the current state of the redevelopment  
9 effort, but, you know, because of the pandemic, we're also  
10 concerned about basic health and safety. And so we're trying to  
11 give people a connection to the services that they need to survive  
12 through the pandemic. We're delivering food. We're delivering  
13 after-school supplies for residents and trying to at least give  
14 them a little joy during the holidays by having special events,  
15 socially distanced of course, so people can stay engaged and  
16 still maintain that sense of community to the largest extent  
17 possible.

18 CHAIRMAN HOOD: Well, I want to thank you for all that  
19 you all are doing because it's very important to me personally,  
20 and I'm sure my other colleagues as well, is that we do our part  
21 and make sure people return home as soon as possible. So thank  
22 you very much for your testimony. We appreciate it.

23 MR. BROWN: I appreciate that, sir. Let me just also  
24 point out just as a note that we're very proud of. Other people  
25 -- the Wells Fargo Bank has noticed our efforts to stay connected

1 with Barry Farm. And, in fact, they're supporting that effort  
2 through a grant that they recently made to us in the third quarter  
3 of this year.

4 So we're trying to do better, and we certainly  
5 appreciate your support. And we look forward to moving ahead  
6 with this very exciting and needed project.

7 CHAIRMAN HOOD: Okay. Thank you very much.

8 Any further questions?

9 (No response.)

10 CHAIRMAN HOOD: Okay. Thank you, Mr. Brown.

11 And Ms. Schellin, if you could continue to call folks?

12 MS. SCHELLIN: Okay. So we have a couple other  
13 proponents that are ready. I believe Mr. Young is pulling them  
14 up.

15 MR. YOUNG: Yeah. I will unmute now Darlene Jameson.

16 MS. JAMESON: Yes. Hello? Hello?

17 MS. SCHELLIN: Wait one second. Could you just go  
18 ahead, and can you not unmute all of them at the same time? Or  
19 for the phones you need to do one at a time?

20 MR. YOUNG: If they're calling in, I was just going to  
21 do one at a time.

22 MS. SCHELLIN: Okay. All right. So Darlene Jameson  
23 next. Okay.

24 MS. JAMESON: Hello. This is Ms. Jameson.

25 CHAIRMAN HOOD: Good evening, Ms. Jameson. Well, good

1 afternoon. You may begin.

2 MS. JAMESON: Yes. I just would like to thank the  
3 Commissioners for giving me another opportunity to speak. This  
4 will be my second time being able to speak, however, this will  
5 be my fifth meeting.

6 I just want to say I was listening to the Commissioners  
7 and the other gentlemen that were speaking, and I heard the other  
8 lady when she was speaking about the zoning and so forth. And I  
9 just want to say I'm from Ward 8. I've lived in Ward 8 all my  
10 life. I'm 63 come Friday. And now I'm living in Ward 2, and  
11 it's like I'm living in a whole different country.

12 Furthermore, I hear all this talk about when you're  
13 going to do the zoning and all like that. It's taken so long  
14 already. And furthermore, most of the Barry Farm residents, we  
15 need this construction so we can get jobs through the  
16 construction. And all of this back and forth about voices who  
17 have never even lived in Barry Farms, never had the experience  
18 of living in Barry Farms have so much to decide on how things  
19 are going to go for the Barry Farm residents.

20 And I'm quite sure I'm not only speaking for myself,  
21 because here's the thing, November this was supposed to happen.  
22 It didn't happen. Here's December. Okay. Well, December, it's  
23 not happening.

24 Yeah, you guys shut down the streets, but what good is  
25 that if you can't even come together as a group who wants to do

1 something great for the Barry Farm neighborhood and get these  
2 zoning issues taken care of so that we can move forward and come  
3 back home. Because it's not fair, and it's not even Godly,  
4 because for us to have to keep going through all of this waiting  
5 for zonings and this, that, and the other -- and I know these  
6 things must happen. But how long does it take civilized  
7 professional people to come to the understanding that the  
8 residents want to come back home? We deserve to come back home,  
9 and we demand to come back home. And we demand (audio  
10 interference) to start happening now.

11 CHAIRMAN HOOD: Okay. Thank you very much. I really  
12 appreciate your testimony.

13 Let me see if there are any questions or comments?

14 (No response.)

15 I'm not seeing any.

16 I will say, Ms. -- what was the last name?

17 MS. JAMESON: Jameson.

18 CHAIRMAN HOOD: Ms. Jameson.

19 MS. JAMESON: Jameson.

20 CHAIRMAN HOOD: Ms. Jameson, I really appreciate your  
21 testimony. All I can just say, your testimony, is really just  
22 move on, because I can tell you this, your testimony is so key  
23 and pivotal. The Zoning Commission, we pride and there are  
24 certain things -- there are other people who take some of what  
25 we do -- we go to court. And that's what some of the delay is.

1           But the goal is to get everyone, as you've already  
2 heard me state and I'm sure others, is to get people back home.  
3 And we agree. So I mean, your testimony is befitting to this  
4 process, and I appreciate it. But I would encourage you to do  
5 this. I would like for you to follow the process and also stay  
6 in tune because, you know, while you have that position, there  
7 are others who have another position. And some of that has to  
8 be balanced. Some of our decisions go to court.

9           MS. JAMESON: Right.

10           CHAIRMAN HOOD: There's a lot more that goes on just  
11 for the five Commissioners. So I just want to make sure we  
12 understand --

13           MS. JAMESON: Yeah, I understand that, you know. And,  
14 you know, with this COVID going on and so forth, you know, it's  
15 time to really take a look at everybody and every department.  
16 And people need to stop sitting on their fingers and getting this  
17 ball rolling because we need this progress to happen so that the  
18 change can happen, and we can live a much better, healthier,  
19 longer life --

20           CHAIRMAN HOOD: You don't have any disagreements --

21           MS. JAMESON: -- where we belong.

22           CHAIRMAN HOOD: -- with me.

23           MS. JAMESON: Where we belong.

24           CHAIRMAN HOOD: We agree with you and I agree with you.

25 And I thank you for your testimony.

1 Any other questions or comments?

2 (No response.)

3 CHAIRMAN HOOD: Okay. Thank you so much.

4 Ms. Schellin, can we go to the next?

5 MS. SCHELLIN: Should be Betty Greene. Dr. Greene-  
6 Bryant, I believe. Did someone --

7 MR. YOUNG: Yeah. It looks like she just dropped off.

8 MS. SCHELLIN: Oh, did she? Okay. If so, then Sharon  
9 Marlow, caller number five.

10 MR. YOUNG: Yeah.

11 MS. MARLOW: This is Ms. Marlow. Good evening Council  
12 members.

13 CHAIRMAN HOOD: Thank you, Ms. Marlow. Good evening.  
14 You may begin.

15 MS. MARLOW: I didn't hear you.

16 CHAIRMAN HOOD: I said good afternoon, Ms. Marlow. You  
17 may begin.

18 MS. MARLOW: Oh, okay. My name is Sharon Marlow, and  
19 now I'm living at 2632 Martin Luther King Jr. Avenue in Matthews  
20 Memorial Terrace. I relocated for the Barry Farms new community  
21 to be built. I have lived in Barry Farms for 46 years. I have  
22 stayed active almost 20 years in Barry Farms, and I would like  
23 to go back to Barry Farms' new community.

24 As far as the residents coming to Barry Farms, the  
25 Barry Farms resident that was there that was living there that's

1 not there now that have kids that's in elementary as well as  
2 junior high as well in high school (audio interference). I've  
3 volunteered my service in the community for a long time. I don't  
4 know how many residents are going to come back with their kids  
5 or their youth, but if they do, I can be of assistance as far as  
6 helping them if they need help concerning education, schooling,  
7 want to talk.

8           So, yes, I want to go back to Barry Farms' new  
9 community. Could you all please sign off on the zoning so Barry  
10 Farms can be completed, and I can go back as well as the rest of  
11 the Barry Farms' residents that want to go back?

12           CHAIRMAN HOOD: Okay. Thank you very much for your  
13 testimony.

14           Commissioners, any questions or comments?

15           (No response.)

16           CHAIRMAN HOOD: Thank you so much.

17           Next, Ms. Schellin?

18           MS. SCHELLIN: So Ms. Greene did drop, Paul; is that  
19 correct?

20           MR. YOUNG: Yeah.

21           MS. SCHELLIN: Okay. So now we'll move to the list of  
22 --

23           MR. YOUNG: I have the one more, the last one that  
24 signed up, Iberia Miles.

25           MS. SCHELLIN: Okay. Iberia Miles. Okay.

1 CHAIRMAN HOOD: Okay. Ms. Miles, good afternoon. You  
2 may begin.

3 MS. MILES: Hello. Good afternoon, Chairman and the  
4 Commissioners. And I want to thank you all so much for accepting  
5 my request to testify on behalf of the Barry Farms project. My  
6 name is Iberia Miles. I'm with TreKnot Organization, a Ward 8 CBE  
7 located at 1227 Good Hope Road.

8 Chairman Hood, thank you so much for your concerns and  
9 comments as it relates to the residents that were affected by the  
10 project. And as a Ward 8 business, I have been in many of the  
11 Barry Farms project meetings, and that this concern is a primary  
12 effort of the project plan, and that's to offer the affordable  
13 housing options and amenities for the Barry Farms residents that  
14 were relocated.

15 Further, this project is on its second phase. TreKnot  
16 Organization is a part of the project. And I know from our many  
17 meetings that they are -- continue to provide support to the  
18 original Barry Farms residents and also continues to manage the  
19 construction efforts and the efforts to change and solicit awards  
20 to other contractors, construction contractors, that are decent  
21 businesses. I understand that (audio interference) supportive  
22 services to include job readiness training and for residents in  
23 training and those that have construction experience, they are  
24 at the first of the list to be communicated for the employment  
25 opportunities that may arise on the projects.

1           As for the businesses, specifically the CBE's, there  
2 have been a huge economic impact for D.C. businesses as there  
3 have been over 11 million dollars to D.C. businesses and employees  
4 working to make a larger impact by managing and supporting the  
5 prime contractor to meet and exceed the project requirements.  
6 This project, when complete, will be a city of its own like a  
7 little Georgetown but will benefit Ward 8 residents and D.C.  
8 business to ultimately be a project worth the effort.

9           Again, thanks for allowing my testimony. And I hope  
10 that you all stay safe through this pandemic.

11           CHAIRMAN HOOD: Thank you very much, and we hope you  
12 do the same, you and your family.

13           Let's see if we have any questions or comments.

14           (No response.)

15           CHAIRMAN HOOD: Not seeing any. Okay.

16           Thank you so much for taking the time to provide us  
17 your testimony.

18           Ms. Schellin, could you go to the next person, please?

19           MS. SCHELLIN: Yes, sir. We'll be going to opposition

20 --

21           MR. YOUNG: Sharon, it looks like -- it looks like Dr.  
22 Betty Greene-Bryant is back.

23           MS. SCHELLIN: Okay. Then she would be next.

24           CHAIRMAN HOOD: Okay.

25           Dr. Betty Greene-Bryant, you may begin.

1 MS. GREENE-BRYANT: Hello. Can you hear me? I don't  
2 know why I'm getting a -- can you hear me?

3 CHAIRMAN HOOD: Yeah, we can hear you now. That's  
4 fine. It echoed.

5 MS. GREENE-BRYANT: I'm getting -- I'm getting an echo,  
6 and I don't know why.

7 MR. YOUNG: I think (audio interference) --

8 CHAIRMAN HOOD: (Audio interference).

9 MS. GREENE-BRYANT: No, I don't -- well, you can go on  
10 to the next person. This is my first meeting.

11 MR. YOUNG: You should be good now.

12 MS. GREENE-BRYANT: Am I okay now?

13 MR. YOUNG: Yes.

14 MS. SCHELLIN: Yes.

15 MS. GREENE-BRYANT: Okay. I'd just like to say hello.  
16 And this is my first meeting that I'm attending. I was a Barry  
17 Farms resident. I actually grew up in Barry Farms, and I was  
18 there for 20 years with my mother and my brother. I am another  
19 person who is 63 years old. I lived in Barry Farms until I went  
20 away to college. I now live in the Maryland area.

21 But what I do want to say is I will send my name and  
22 phone number to whomever is working with volunteers. I pass the  
23 area every single day on the way home, and I will tell you that  
24 it pains me to watch how long it has taken for the work in the  
25 neighborhood to get off the ground. If my mother were alive

1 today, she would be the person who's on this call.

2 I feel like it's my responsibility and my duty to take  
3 part with this Webex call and also with the work there. And  
4 although my job does take -- well, it isn't taking me now, but  
5 usually I am on the road ten days a month working for the company  
6 that I do work for, but I do want to work with getting the work  
7 done there and the neighborhood. And so this is my first meeting,  
8 and I haven't had a chance to read through the documents. But  
9 I'm just now pouring through everything that's online, and I do  
10 want to volunteer my services.

11 And I thank you so much for the work there. And please  
12 know, and I'm sure you already know, for residents who have lived  
13 in the Farms their entire lives, I will tell you that we are  
14 emotionally attached to the neighborhood. And myself, I will  
15 tell you, I have had very, very fond memories of living there.  
16 As a longtime member of the Matthews Memorial Baptist Church, I  
17 will say to you that that community, the village, and the church  
18 is responsible for who I am today. So for all those residents  
19 who have been displaced and who are all over the city, I can just  
20 imagine how the children are feeling at this point because if I  
21 was a child during this, I would be devastated if this happened  
22 when I was living there.

23 I don't want to take up too much more of your time, but  
24 I will send my information to whomever on this list. I'm looking  
25 at you on the Webex through my computer. So if you can just tell

1 me who I will send my information to, to do whatever I can, I'll  
2 take care of that today.

3 CHAIRMAN HOOD: I think -- Dr. Greene-Bryant, I think  
4 in terms with Mr. Brown who (audio interference), if you contact  
5 the office, they will try to help you make the connection.

6 MS. GREENE-BRYANT: Is this Rodger Brown?

7 CHAIRMAN HOOD: Yes, that's his name. Rodger Brown.

8 MS. GREENE-BRYANT: Okay.

9 CHAIRMAN HOOD: So thank you --

10 MS. GREENE-BRYANT: Thank you so much.

11 CHAIRMAN HOOD: Thank you very much for your testimony.

12 Let's see if we have any comments or questions.

13 (No response.)

14 CHAIRMAN HOOD: Not seeing.

15 Commissioner Shapiro?

16 COMMISSIONER SHAPIRO: I just want to say, I want to  
17 thank Dr. Greene-Bryant for her emotions and for her commitment  
18 to this and I appreciate her taking the time to testify.

19 DR. GREENE-BRYANT: Absolutely.

20 CHAIRMAN HOOD: Okay. Thank you very much, Dr. Greene-  
21 Bryant. I appreciate you taking the time to provide us your  
22 testimony.

23 Ms. Schellin, can we go to the next person? I think  
24 we're in opposition now?

25 MS. SCHELLIN: Yes. Daniel del -- I'm sure I'm not

1 going to get this one right. Pielago? Pielago from Empower DC  
2 has five minutes. Detrice Belt. And then I have a few different  
3 people who have signed up from the Barry Farm Tenants and Allies  
4 Association. I'm not sure who -- maybe can ask the first person  
5 who comes up who is actually going to get the five minutes for  
6 BFTAA. And that first person is Deborah Campbell --

7 CHAIRMAN HOOD: Okay --

8 MS. SCHELLIN: And then --

9 CHAIRMAN HOOD: -- let's call those names up that you've  
10 called. Let's stop right there so we can ask Ms. Campbell how  
11 they're going to proceed, who can get the five minutes.

12 MS. SCHELLIN: Okay.

13 CHAIRMAN HOOD: But we will start with Empower DC.

14 Mr. Pielago? I may have that messed up as well, but  
15 you can straighten us out. So you may begin.

16 MR. DEL PIELAGO: Thank you, Commissioner. And just  
17 to make clear, Ms. Belt is the president of the Barry Farm Tenant  
18 and Allies Association, so she should probably be the person who  
19 gets the five minutes. I know Ms. Campbell will not be able to  
20 make it. She had a sudden emergency that's not going to allow  
21 her to give testimony today.

22 But thank you for your time. My name is Daniel del  
23 Pielago. I am an organizer with Empower DC. I have been working  
24 with residents of Barry Farm for several years now, and I know  
25 how important returning to Barry Farm is for them. Had we not

1 found out about what the Office of Planning is planning for Barry  
2 Farm through an article in the publication *Urban Turf*, residents  
3 wouldn't know what's currently happening with the failed  
4 redevelopment of Barry Farm.

5 For a year now, Barry Farm residents have been away  
6 from the property without any idea of when they'll come back or  
7 what they'll come back to. This stems from a persistent lack of  
8 meaningful involvement of residents about what will happen to  
9 their neighborhood. And this move to rezone Barry Farm continues  
10 the exclusion of Barry Farm residents. Barry Farm residents need  
11 to be party to this case. They've been excluded for way too  
12 long.

13 This hearing will continue to give decision-making  
14 power to the entities that have continuously hurt Barry Farm  
15 residents. This action would reward those who have failed Barry  
16 Farm residents and continue to punish Barry Farm residents who  
17 have a great stake in this so-called redevelopment.

18 I know from working with residents that, just like the  
19 other residents who gave testimony in support, they want to go  
20 back. Residents want to go back, but they also want to be  
21 involved in the process in a meaningful way. And we feel from  
22 the beginning, that has not happened. You know, residents we  
23 work with heard very little about this.

24 And, Commissioner Hood, I think if I'm not mistaken, I  
25 know in the initial meeting with the Office of Planning, you

1 asked how have residents been involved? And the representative  
2 from the Office of Planning said, well, that's DCHA and the  
3 developer's role. So, you know, I don't believe that residents  
4 are being engaged in a meaningful way.

5 This would actually, in my opinion, would hurt their  
6 involvement in all of this. They've been away from this property  
7 for far too long and definitely need to be involved in a really  
8 meaningful way aside from, you know, kind of the superfluous ways  
9 they've been involved so far. So we really feel that these  
10 residents are a party and should really be -- have more say than  
11 what they've had in the past. Thank you.

12 CHAIRMAN HOOD: Thank you.

13 Ms. Schellin, I'm thinking in this case, I'm going to  
14 take everybody who I see on the screen, let's leave Mr. Pielago  
15 up, and let's just take it. I think Ms. Belt is next.

16 MS. BELT: Okay. Hello, Commissioners.

17 CHAIRMAN HOOD: Hello, Ms. Belt. You may begin.

18 MS. BELT: My name is Detrice Belt, and I was a resident  
19 at Barry Farm for over 20 years before I was displaced due to  
20 the redevelopment. When I left, it was the understanding -- it  
21 was with the understanding that I would be able to come back.  
22 But now I've been away from Barry Farm for almost three years.  
23 I want to return to Barry Farm. It was my home, and I had the  
24 support of the strong community we built there.

25 However, for years now, we don't know when we'll return

1 or what we'll return to. (Audio interference) showed up to do a  
2 giveback for Thanksgiving a couple weeks back. They asked  
3 residents to sign a paper for support with no information on what  
4 you were signing. Folks probably thought they were signing for  
5 the giveaway. I am very worried about storage because there is  
6 no set date of our return, and the developers have not agreed to  
7 pay the storage for the remaining of residents being off the  
8 property, the remaining of years that we'll be off the property.  
9 So far, they are doing a year by year, but it is not guaranteed.  
10 And we didn't need storage units when we lived on the property.  
11 So that's very important.

12           Additionally, we have -- sorry, y'all. I'm going to  
13 turn the phone off now. I'm almost done. Okay.

14           Additionally, we have no real idea about what's  
15 happening now. We were not engaged by the Office of Planning or  
16 DCHA about what they are planning for Barry Farm. We believe we  
17 are party to this case, and we are being left out of the process.  
18 What happens to our neighborhood matters to us, and this process  
19 is leaving us out.

20           The people who have been negatively affected by what  
21 is now close to two decades of failed planning, this is unfair  
22 and inhumane, and we have rights to be directly involved in what  
23 happens with Barry Farm. It's our home. Thank you.

24           CHAIRMAN HOOD: Thank you, Ms. Belt. Please stand by.  
25 We may have some questions or comments.

1 I believe the next person is Ms. Odom? Ms. Nicole  
2 Odom?

3 There she is.

4 MS. ODOM: Hello. Hi. My name is Nicole Odom. I've  
5 been a resident of Barry Farm for eight years before I was  
6 displaced October 30th, 2018. I moved to Ward 1, and now I'm in  
7 Ward 4.

8 It's been a good while since I've had any kind of  
9 information, important information about Barry Farm and what  
10 exactly is going on there. And I've been -- I work with Empower  
11 DC as an organizing assistant, and so it's been a while. So  
12 resident side or, you know, just digging for that information  
13 with Empower DC, you know, I don't know anything about, you know,  
14 what's going on with the community I used to be a part of.

15 You know, I used to work with a lot of the residents  
16 there, especially elderly people who, you know, had created a  
17 community there. I heard Mr. Rodger speaking, and he said  
18 something about creating a community with affordable housing and  
19 so on. And, you know, I stopped listening because I got angry.  
20 And I hear time and time again how people are trying to come into  
21 a place that was already a community and trying to make it  
22 something, something that they don't even know what they're  
23 really doing.

24 You're not making anything. You're just really making  
25 a mess. You took people out of their homes, really out of their

1 community. The homes were terrible. Yes, I get it. But now  
2 what we're doing is we're trying to recreate what that place  
3 already was. It was already a community.

4 So what we need is to be a part of the process of  
5 building those homes back, building more job opportunities, and  
6 giving us back the community that was already there. And that's  
7 the only fair way. The only fair way is having the residents be  
8 a part of the process. They've been time and time again neglected  
9 of information. They've been neglected of help for their homes  
10 that are just -- that were terrible. Mold. You know, holes in  
11 the ceiling, all kinds of things that you couldn't imagine.

12 And so for so long, for decades, this has been going  
13 on where they have been talking about redeveloping this  
14 neighborhood for the people. But it's not for the people because  
15 if we're talking about, you know, oh, we're doing one for one  
16 replacement and this that and the other thing, it's not for the  
17 people. We're talking about a community and bringing other people  
18 into this community. Let's talk about the people that were  
19 already there that have been failed time and time again.

20 Barry Farm is a very strong community. They've had  
21 wonderful things that have come up, wonderful people, wonderful  
22 situations that have come out of there. So when we talk about  
23 this whole plan and zoning and all this, let's really focus about  
24 the people. Let's focus on the people and what we're going to  
25 do to get them back there and make sure that everyone who wants

1 to come back does come back. Not given the opportunity, but  
2 giving the -- like, here's the keys, take them if you want them  
3 situation. When I hear opportunity, like, we know those are  
4 trick words.

5 So that's my testimony. Thank you.

6 CHAIRMAN HOOD: Okay. Thank you. Let's --

7 Thank you all.

8 Let's see if we have any -- I think I got everybody on  
9 this panel. Let's see if we have any questions or comments.

10 Commissioner May?

11 COMMISSIONER MAY: So I'm a little troubled by hearing  
12 what you had to say because, you know, on the one hand we're  
13 hearing from POAH, and it's backed up by some paper in the record.  
14 Although, I mean, I understand you're casting questions on the  
15 paper in the record. But they, you know -- they have been working  
16 on this plan for redeveloping the neighborhood. Everybody who  
17 is on the panel now seems to want to have the neighborhood  
18 redevelopment move forward at this point because there isn't  
19 really, you know, any other choice. Is it just a matter of what  
20 it is or, you know, like what it looks like in the end? Or is  
21 it a matter of the effectiveness of involvement on the part of  
22 you all and the people that you represent?

23 And I ask this generally, but I don't need answers from  
24 everybody. But, you know, maybe Ms. Belt or Mr. Pielago want to  
25 give me an answer to that. Del Pielago. Sorry.

1 MS. BELT: Yes, thank you. Yes, we want to, you know  
2 -- this is Ms. Belt, Detrice Belt.

3 COMMISSIONER MAY: Yes.

4 MS. BELT: We want to be involved -- we are not being  
5 involved -- the residents to be involved in the process, that's  
6 the main goal. We all want to return. You know, the residents  
7 who want to return, we want to come back. But it's not a real  
8 involvement.

9 COMMISSIONER MAY: Okay. So just to follow up on that,  
10 so what Mr. Rodger was talking about in terms of their efforts  
11 to involve you are insufficient, that's essentially what you're  
12 saying. Has he actually engaged, you know, contacted you all  
13 directly?

14 MS. BELT: No. It's correct what you're observing.  
15 They have not contacted, the PAA.

16 COMMISSIONER MAY: Okay. All right. Well, that's  
17 helpful to know. That's it for my questions.

18 MR. DEL PIELAGO: I'll just add, you know, we've  
19 engaged. We've engaged several times with the city, with the  
20 Housing Authority, with (audio interference) around what we want  
21 to see. So this is not, you know -- and I don't think this is  
22 the place necessarily to lay out those demands and all of those  
23 things, but we are very clear on what we want to see there. And  
24 it's all of it, right? We want to be involved.

25 And when I say "we," I should just say the residents,

1 really should be involved in all of those critical decisions that  
2 are being made. And, you know, that is what's not happening.

3 COMMISSIONER MAY: Okay. Thank you.

4 CHAIRMAN HOOD: Okay. Thank you.

5 Commissioner Shapiro, questions or comments?

6 COMMISSIONER SHAPIRO: (No response.)

7 CHAIRMAN HOOD: Commissioner Turnbull?

8 COMMISSIONER TURNBULL: Yeah. Just following up with  
9 the line of what Commissioner May was talking about. Is there  
10 no master list of residents who have been relocated that are kept  
11 in the loop that is somehow updated that somebody's in charge of  
12 sending out the information? Rodger, does he not have a master  
13 list of former residents? I guess I'm confused as -- I'm confused  
14 as to why people aren't being contacted.

15 CHAIRMAN HOOD: So if you -- you want me to answer the  
16 question or are you going to ask -- you want to ask -- one of  
17 the panelists if you want to ask --

18 COMMISSIONER TURNBULL: One of the panel -- yeah. I  
19 mean --

20 MS. ODOM: I want to say something.

21 COMMISSIONER TURNBULL: Yeah.

22 MS. ODOM: So I get -- I get mailings from POAH, but  
23 it's not like about what you really -- like, what they're saying.  
24 Like, it's about, like, activities or events, you know, things  
25 like that. Like, you know, food drives and so on like that. It's

1 not really about, like, the important information that we're  
2 looking for like, you know, what's going on with Barry Farm and,  
3 you know, that kind of information that I'm looking for. Text  
4 messages about, you know, they have a Wednesday chat. I don't  
5 want to chat about anything I'm not going to get answers for.  
6 You know, I'm not there to make friends to be quite honest.

7           You know, a lot of people I know on a much better level  
8 than what POAH is going to be able to connect me with. So, you  
9 know, it's never -- the answers never get -- the questions never  
10 get answered. So when we ask about what's going on with Barry  
11 Farm and, you know, we get into that conversation, there's never  
12 answers. There's never really a conversation about that. It's  
13 just danced around. So I don't even engage with that stuff  
14 anymore.

15           COMMISSIONER TURNBULL: Thank you.

16           CHAIRMAN HOOD: Okay.

17           Vice Chair Miller?

18           VICE CHAIR MILLER: (No response.)

19           CHAIRMAN HOOD: Okay. I appreciate what I'm hearing.  
20 I know that I will continue to see where these answers are.

21           And then going to Mr. Turnbull's question, I know when  
22 we had the hearing previously -- and I hate to keep going back  
23 because we don't want to make some of the same mistakes, but I  
24 know for me it's all about the residents who live there. Not  
25 taking away from Mr. Pielago, I appreciate the work, but I want

1 to hear from the people like Ms. Odom who live there and Ms.  
2 Belt. And I appreciate all the work that Empower DC has done,  
3 but in any case, like this, I always want to hear from the people  
4 who are going to be directly impacted.

5 One of the things I think I lost previously -- and I'm  
6 going to say this again, and I'll probably say it again later  
7 on. If they follow the order, one of the things I insisted upon  
8 as one of the Commissioners -- other Commissioners insisted on  
9 some other things. One of the things I insisted upon was that  
10 you cannot continue to build in Barry Farms until we reevaluate  
11 at that time what the Director of Housing Authority was telling  
12 us about people being able to return.

13 We don't want to make the same -- this city does not  
14 want to make the -- and I know this -- does not want to make the  
15 same mistakes we made with Temple Courts and some others where  
16 we lost numbers, lost contact. So I'm not sure where we are with  
17 the Housing Authority. And I know this is a text amendment. I  
18 get that. But, again, text amendments, our process, map  
19 amendments, we're talking about people's lives. I heard Ms. Odom  
20 and Ms. Belt talk about they want to return. I want to try to  
21 find out through this process why these answers are not being  
22 given. I mean, it sound -- you got to look where we are. One  
23 group tells us everything is going well, everybody's engaged.  
24 And then on the other hand, we hear, we're not being told.

25 So, you know, we have to try to balance it. We have

1 to look in the record. We have to balance what we're hearing.  
2 But I do know that the people I really want to hear from are  
3 those who are being affected. I heard Ms. Belt say she want to  
4 return.

5 Ms. Odom, I think you want to return as well? You can  
6 unmute yourself.

7 MS. ODOM: I'm not -- I'm not certain on that. I'm  
8 not certain on that. But I'm a part of Empower DC to help fight  
9 for the ones that do want to come back. So Empower DC is a very  
10 important part of our fight. So I will say that. So I want to  
11 give credit to Empower DC big time. I've -- I've gained the  
12 knowledge and skills to be able to fight for myself, and that's  
13 what Empower DC gave me and a lot of other residents --

14 CHAIRMAN HOOD: Right.

15 MS. ODOM: -- (audio interference).

16 CHAIRMAN HOOD: I think -- I think this Commission,  
17 even the one that the court threw out, some of those things were  
18 in the order. If you read the order, you will see one of the  
19 things that the Commission tried to do -- we didn't get credit  
20 for it. What we got credit for was trying to displace people,  
21 and that was not the objective, and that was not the objective  
22 specifically of what Anthony Hood (audio interference), and I'm  
23 sure my other colleagues as well, those who participated at the  
24 time. I'm not sure if all of us were on the Barry Farm case,  
25 but I'm sure that was not our intent. I think specifically it

1 was spelled out in the order.

2           And I would encourage everybody, read our orders. It's  
3 nice to take people's word for it. Read the orders and see  
4 exactly what we've done and tried to accomplish. Some people  
5 might tell you -- they might bring you a half-baked cake. So  
6 that's just what I'll say on that.

7           So I have heard your comments loud and clear, and  
8 hopefully as we go through this process, we will continue to try  
9 to get some answers. But I'm hoping that Mr. Brown and the  
10 Housing Authority and all those do their just do to make sure  
11 that you all get the assets and get the gauge to give you a  
12 confident level.

13           As we've tried to help increase the -- because I think  
14 Barry Farms was built -- I think it was in the 40's -- try to  
15 help build a quality of life for those residents. That's where  
16 we are. That's where I am, and I'm sure my colleagues are the  
17 same.

18           Commissioner Shapiro?

19           COMMISSIONER SHAPIRO: Thank you, Mr. Chair. The  
20 question I guess is a question for Ms. Odom. So is it your --  
21 what's -- I'm trying to make sense of the information that you  
22 have that differs from what we're working with. But you believe  
23 that there are folks who are going to want to come back who are  
24 not going to be able to?

25           MS. ODOM: Definitely.

1                   COMMISSIONER SHAPIRO: Say more about that. Based on  
2 what?

3                   MS. ODOM: So when they were talking about the  
4 redevelopment and the different options of what they were working  
5 with and the housing, like the number of units -- which were  
6 always a little funny; like what does replacement unit mean versus  
7 like, you know, the grand total? You know. So it's always the  
8 grand total and then this small number of, like, replacement  
9 units. And then it didn't always quite add up.

10                   And then, you know, I have a large family. There is  
11 some other people from Barry Farm that have large families. So  
12 there is a very small number that will be dedicated to large  
13 families. And, also, what are we talking about? Apartments?  
14 Are we talking about townhomes? Things like that.

15                   So people have moved off the property. They've either  
16 taken a voucher or moved to other public housing. And so for,  
17 you know, someone like me, I live in Ward 4, and I've worked hard  
18 to get where I am the last two years. And it's like, you know,  
19 people are kind of struggling with those things. I mean,  
20 especially people in public housing. They don't -- they can't  
21 just up and move whenever they want to. They have to stay on  
22 that property until their development comes up, if it comes up.

23                   So I don't even know how those people are going to come  
24 back or when they come back. That's always been the thing. Also,  
25 when? When is this going to, you know, finally be something

1 | where we're all on the same page and agree to, you know, the plan  
2 | and so on and so forth? And then, you know, the plan comes out.  
3 | It's built, and people there are like, I don't want to be a part  
4 | of this.

5 |           But we think we're not going to be a part of this  
6 | because that was the plan. The plan is to move all of the people  
7 | off so that they can move as few back as possible. That's what  
8 | we think.       Because we're talking about mixed-income  
9 | neighborhoods, and we've already heard in hearings about Arthur  
10 | Cappers. The residents of Arthur Cappers, the full price  
11 | homeowners have complained and blamed the low-income families for  
12 | things. And it just seemed like, you know, they wanted to push  
13 | them out. They want to just put any blame of crime and disorderly  
14 | things in the neighborhood on them.

15 |           COMMISSIONER SHAPIRO: Okay.

16 |           MS. ODOM: And so that's what we believe.

17 |           COMMISSIONER SHAPIRO: Thank you, Ms. Odom. I  
18 | appreciate that.

19 |           CHAIRMAN HOOD: Okay. Commissioners, any other  
20 | questions? All right.

21 |           Thank this panel. Appreciate you coming to provide  
22 | testimony.

23 |           Ms. Schellin, if you can bring up the next -- I guess  
24 | we'll do threes?

25 |           MS. SCHELLIN: Okay. That would be -- let's see. We

1 had Nicole Odom already; is that correct?

2 CHAIRMAN HOOD: Yes.

3 MS. SCHELLIN: Okay. Paulette Matthews. I believe  
4 she's caller number four, Mr. Young. Lavinia Adams? I don't  
5 recall seeing her, but if you wanted to look). Cynthia Thomas,  
6 I believe, is caller number seven. And Margaret Dwyer. That  
7 would be three.

8 CHAIRMAN HOOD: Okay. Let's go with the first name  
9 that Ms. Schellin -- Ms. Schellin called.

10 MR. YOUNG: That's Ms. Matthews who I just unmuted.  
11 She's calling in.

12 CHAIRMAN HOOD: Ms. Matthews, you may begin.

13 MS. MATTHEWS: Hello everybody. How y'all doing? My  
14 name is Paulette Matthews. I have been relocated to 233 V Street,  
15 Northwest. I'm oftentimes -- and living in Barry Farms which I  
16 lived there 21 years, I was also on the waiting list for 21 years  
17 before I arrived. I'm a native Washingtonian, and I was raised  
18 actually in Ward 5, Michigan Park up until the time I moved to  
19 Barry Farms. I'm also the vice president of the Barry Farms  
20 Tenant and Allies Association and a member of Empower DC, ONE DC,  
21 and CARE.

22 In this return thing, I just want to return to Barry  
23 Farms. But as the process goes on, as we know, some of us (audio  
24 interference) due to natural causes of death or just, you know,  
25 being (audio interference) whatever, and we don't get the

1 opportunity to make it back. But to not be able to make it back  
2 because of all the rules or regulations that have been changed  
3 or when there -- when we go to court and we win for people to  
4 try to, you know, go in the back door, the side window to change  
5 the way things are done when we are a part of the neighborhood -  
6 - I hear everybody talk about community and the new development  
7 and all that, but a lot of times what seems to happen is the  
8 unity gets taken out of the community because nobody really  
9 considers the people who lived in the community and the unity  
10 that was there in that community.

11           And all I'm just asking is that y'all listen to our  
12 voices and let us have a seat in the process of the return  
13 process, also the redevelopment process. I also heard Rodger  
14 talking -- Mr. Brown speaking. And with this redevelopment (audio  
15 interference) things of that nature. I mean, the little Christmas  
16 little parties or whatever is great. I mean, it changes the  
17 monopoly of how we're feeling about the process and the time  
18 being gone away from our neighborhood and all of the fighting and  
19 court proceedings and hearings that we have to go through, when  
20 everybody knows that this has been the history. And even -- and  
21 we go through this over and over again. And it looks like by  
22 now, we can see where all the wrong is and start doing this thing  
23 right.

24           As Nicole said about Arthur Cappers, what's going on  
25 there, the fact that y'all move us out and half the time don't

1 | have all the money, then we got to build the stuff up. Then we  
2 | have to deal with being in locations that's worse than the ones  
3 | we are in.

4 |           Also, (audio interference) D.C. Housing Authority  
5 | taking responsibility for doing timely repairs, it's like they  
6 | don't care. So you might move from something worse than where  
7 | you were initially, and we know that the elements that are out  
8 | here, it's nationwide. And we can't seem to stop them, but we  
9 | should not live in fear nor should we have to be forced to stay  
10 | in a place longer than what we should be staying. And we don't  
11 | have no time factor now on that because of corona.

12 |           And when you listen to one side -- like Mr. Rodger, he  
13 | paints a pretty picture. The D.C. Housing Authority paints a  
14 | lovely picture because their goal is to continue their mission,  
15 | but we are the people that are being affected by all of this.  
16 | It's very stressful. We don't know whether we're going -- if  
17 | it's going to be 10 years or 20 years. Corona didn't make it no  
18 | better. It might put five more additional years to us sitting  
19 | here waiting trying to get back to a neighborhood that we once  
20 | had.

21 |           And it's just -- it's just a constant reminder of the  
22 | past that we can't seem to correct here in the future. Here,  
23 | we're getting ready to go in 2021 with the same issues. And then  
24 | we use these words affordable, one-for-one replacement.

25 |           I keep hearing y'all say Park Chester. Park Chester

1 | been out of this plan when -- I think Park Chester done did their  
2 | own thing. So I don't even know why the word Park Chester keeps  
3 | coming into this conversation with this plan because as far as I  
4 | knew it, and I could be wrong, correct me if I am, this is Barry  
5 | Farms. Park Chester don't have anything to do with it.

6 |           And you're not really doing one-for-one replacement  
7 | because basically what they did is set people up in a sense  
8 | because they put people in Matthews Memorial. And I'm thankful  
9 | for Matthews Memorial as well. I went there. I also went to  
10 | day care there and was baptized there, and it was a nice  
11 | community. And we see the people are saying, okay, well we're  
12 | going to Matthews. So they don't count that back onto the  
13 | blueprint. (Audio interference). You don't count that back onto  
14 | the blueprint. So I don't see where people can keep saying one-  
15 | for-one replacement. (Audio interference) --

16 |           CHAIRMAN HOOD: Can you give us your --

17 |           MS. MATTHEWS: (Audio interference) --

18 |           CHAIRMAN HOOD: Can you give us your closing thought,  
19 | please? Can you give us your closing thought?

20 |           MS. MATTHEWS: Yes. We're trying to come back. We  
21 | also would like to come back to a safe environment. I don't want  
22 | anything built so fast that you will go in there and find out  
23 | your smoke detector is not even attached. That's what's happened  
24 | where I live right here. And who's to say that's not what  
25 | happened at Arthur Cappers?

1 CHAIRMAN HOOD: Okay. All right. Thank you very much.  
2 Let's see if we have -- well, hold tight.

3 Ms. Schellin, who's next? Is it Ms. Dwyer? I see Ms.  
4 Dwyer.

5 MR. YOUNG: I have Ms. Cynthia Thomas.

6 CHAIRMAN HOOD: Okay.

7 Let's go to Ms. Thomas.

8 MS. THOMAS: (Audio interference). Can you hear me?

9 CHAIRMAN HOOD: I can hear you now, Ms. Thomas. You  
10 may begin.

11 MS. THOMAS: Okay. When will we be returning? When  
12 will we -- when will we be returning?

13 CHAIRMAN HOOD: So Ms. Thomas, I think you're asking  
14 us when will you be --

15 MS. THOMAS: Returning.

16 CHAIRMAN HOOD: You're asking us when will you be  
17 returning?

18 MS. THOMAS: Yes.

19 CHAIRMAN HOOD: Right now -- let me just kind of refocus  
20 some of the comments, Ms. Thomas, and I'll -- ma'am, what the  
21 Zoning Commission has in front of us right now is a text amendment  
22 to create a Barry Farm Zone. That's what this whole hearing is  
23 about. Of course, there's some other things that come into play  
24 about the return which some of us -- most of my Commissioners  
25 have those concerns as well. But tonight, what we have in front

1 of us is a text amendment to create the Barry Farm Zone.

2 But I will tell you everything I have heard tonight is  
3 germane for me. So when you will return, as we go through this,  
4 we have some processes we have to go through. And, hopefully,  
5 this won't tarry on too long that we can kind of try to stop  
6 bridging some of the gaps so we can go ahead and get moving and  
7 let's get folks back to the Barry Farms -- to the neighborhood  
8 because the neighborhood's not necessarily the bricks and mortar,  
9 the neighborhood is the community and the people. So that's the  
10 goal.

11 So this is a process that you have to go through, and  
12 we're trying to go through this where we create the zone, and  
13 then we have some other work that we have to do. And I'm sure  
14 that there are other entities that have work to do. And,  
15 hopefully, it'll be faster than what it's been in the past.

16 MS. THOMAS: Okay.

17 CHAIRMAN HOOD: You have any other questions or  
18 comments?

19 MS. THOMAS: (No response.)

20 CHAIRMAN HOOD: Okay. All right. Thank you so much.

21 Ms. Schellin, do we have anyone who's next that's on  
22 the phone? Because I see Ms. Dwyer.

23 MS. SCHELLIN: I think they were the only two on the  
24 phone.

25 CHAIRMAN HOOD: Okay.

1           Let's go -- let's go to Ms. Dwyer. You're on mute.  
2 You want to unmute yourself. Okay. There you go.

3           MR. YOUNG: Not yet Mr. Chair.

4           CHAIRMAN HOOD: Yeah. I didn't know if it was her or  
5 was it me having problems?

6           We still can't hear you. Is your volume turned up? Is  
7 your microphone on? Okay. Why don't we do this? Can you call  
8 in right quick?

9           MR. YOUNG: If you could, on the top where it says  
10 audio and video, you can click on speaker and microphone settings  
11 and make sure that it's the correct microphone that you have  
12 selected.

13           CHAIRMAN HOOD: Why don't we give her a moment and let  
14 her call in?

15           Do you have your phone near you? Why don't you --  
16 there you go. If you can call in.

17           Somebody know the number right off? 202? I read that  
18 (audio interference).

19           MR. YOUNG: 727-5471.

20           MS. SCHELLIN: That's not the number for the hearing.

21           MR. YOUNG: Oh, I don't know what the number for the  
22 hearing is, Sharon, if you have it.

23           MS. SCHELLIN: Yeah. Let me look very quickly. For  
24 the hearing, she will need to call -- oh, boy. Let's see.

25           MR. YOUNG: I think I have it. 1-650-479-3208.

1 MS. SCHELLIN: She's going to need the access code.

2 MR. YOUNG: The access code is 180 -- Ms. Dwyer, if  
3 you could shake your head if you're ready for me to give you the  
4 access code?

5 (No response.)

6 MR. YOUNG: Do you need the phone number again?

7 MS. SCHELLIN: Yes.

8 MR. YOUNG: It's 1-650-479-3208.

9 MS. SCHELLIN: Well, she's probably going to have to  
10 end the computer thing or else she's going to have that feedback.

11 MR. YOUNG: I'll do it for her. And if you could just  
12 give me a thumbs up when you're ready for the access code? It's  
13 1807436032.

14 MS. SCHELLIN: She may have to hit pound.

15 MR. YOUNG: Can you speak?

16 MS. DWYER: Yes. Hello?

17 MR. YOUNG: Okay. So what I need you to do is turn  
18 off the volume on your computer.

19 MS. DWYER: Thank you. I think I have. Does it sound  
20 okay now? They can't hear me.

21 CHAIRMAN HOOD: Yes. You may begin.

22 MS. DWYER: Thank you very much. I'm sorry for having  
23 such a problem with this. I don't know what went wrong.

24 So my name is Margaret Dwyer, and I'm here today  
25 representing SURJ DC, Showing Up for Racial Justice. And I want

1 to say that I want to be really sensitive to the concern that  
2 the voices of residents and community members dominate the  
3 conversation. We've been partnering with the Barry Farm Tenants  
4 and Allies Association for four years and have walked with them  
5 through a very long convoluted and disappointing process.

6 One of the things that we've seen firsthand is the  
7 failure over and over of NCI to deliver on its promises. You  
8 know, they have these principles that they're supposed to honor,  
9 and they have never ever once in any of the communities, not  
10 Temple Court, not Arthur Capper/Carrollsborg, they've never once  
11 successfully moved residents out, redeveloped, and moved all the  
12 residents back in which isn't to say they haven't developed any  
13 units. But they haven't been able to keep communities together,  
14 and they haven't been able to redevelop fully. They haven't done  
15 one-for-one replacement. You can't say that a, you know --  
16 replacing a four-bedroom unit with a studio or a one-bedroom is  
17 an adequate replacement.

18 And so we have stood with the residents when they took  
19 the developers, NCI, to court and -- at the Court of Appeals.  
20 And this -- you know, this was referred to by Mr. Brown as an  
21 obstacle, but in fact, this was the way that the residents felt  
22 that they were being heard. They brought the court case. We  
23 didn't do it. Outsiders didn't do it. It was residents. And  
24 the Court stood with the residents and said that the development  
25 as planned was not acceptable.

1           And that was the moment then for NCI to go back in good  
2 faith and renegotiate with Barry Farm Tenants and Allies  
3 Association. And instead, what it looks like to us they're doing  
4 is trying to do this kind of cynical end run. They don't want  
5 to do what the courts told them, so they're coming to the Zoning  
6 Commission to see if they can get around things that way. And,  
7 you know, what it would enable them to avoid is the PUD process  
8 which gives the community more input on what happens with the  
9 redevelopment.

10           So our worries are for the residents. We want them to  
11 get back to -- we want them to get back as much as possible on  
12 their terms, the way they want to get back, to the kinds of units  
13 they want to go back to. And our other worry is that if they're  
14 successful -- if NCI is successful, or the Office of Planning is  
15 successful, on overturning in effect a court decision to a Zoning  
16 Commission, then they could do this everywhere. And this could  
17 be a really bad precedent for our neighbors who live in public  
18 housing across the District who already face so many challenges  
19 and obstacles.

20           So, again, with all due respect, we're standing with  
21 the residents and the members of Barry Farm Tenants and Allies  
22 Association. Thank you so much for hearing me out.

23           CHAIRMAN HOOD: Thank you, Ms. Dwyer.

24           Commissioners, any questions or comments for anybody  
25 who has testified? I think we handled two or three, or maybe Ms.

1 Dwyer. Questions or comments?

2 (No response.)

3 CHAIRMAN HOOD: Okay. Thank you very much, Ms. Dwyer.  
4 We appreciate your testimony.

5 MS. DWYER: Thank you.

6 CHAIRMAN HOOD: Ms. Schellin, how many more do we have  
7 left?

8 MS. SCHELLIN: We only have one more to testify, and  
9 that -- this evening, and that is Aristotle Theresa. And he has  
10 five minutes. He is representing Stoop Law.

11 CHAIRMAN HOOD: Okay.

12 Theresa, whenever you're ready, you may begin.

13 MR. THERESA: Hi, I'm -- my name's Aristotle Theresa.  
14 And I am the attorney for Barry Farm Tenants and Allies  
15 Association. And as I sit here and listen to the testimony today,  
16 one thing that becomes very apparent to me is that this matter  
17 involves the rights and privileges of Barry Farm residents  
18 including members of BFTAA, and it also includes the duties of  
19 the government and what they're supposed to do under active  
20 policies like the Barry Farm small area plan and the New  
21 Communities Initiative. And for those reasons, it makes this  
22 matter being set down as a non-contested case rule-making text  
23 amendment wholly inappropriate and likely impermissible. And I  
24 would say firmly, impermissible.

25 Beyond that, the actual application is inconsistent

1 with the comprehensive plan. We heard from residents like Ms.  
2 Paulette who talked about wanting to return; talked to Ms. Odom  
3 who spoke about, you know, family unit sizes. We spoke to Ms.  
4 Belt who spoke about the hardships about being displaced. Now,  
5 these are things that are considered under the small area plan,  
6 hardships, you know, things that are considered under NCI, you  
7 know, the affordability mix, the unit sizes. But these are things  
8 that have no consideration in this application for a text  
9 amendment which makes it inconsistent with the comprehensive plan  
10 and active policy documents contrary to 11-Z DCMR 305.5(a).

11           Additionally, as we've heard, this is a matter that is  
12 on remand and was remanded by the court. And, therefore, the  
13 hearings should've been held under 11-Z DCMR 900 and 11-Z DCMR  
14 901. However, we're hear under 11-Z DCMR 305.5(a) which are two  
15 conflicting provisions. But the one that is more specific  
16 according to 11-Z DCMR 101.2 through 4 should be the one that  
17 has -- that is controlling. And the more specific provision is  
18 11-Z DCMR 900.

19           So there are various problems with this. I mean, we  
20 can talk about the broken promises. I heard from one resident  
21 in opposition saying they wanted to come back. And it hurts my  
22 heart because I don't think they ever should've left.

23           I was before this body for these same parcels of land  
24 in 2014 arguing for development in place and build-first  
25 principles to be applied to all residents. And, you know, as it

1 | turns out, the court did agree with us. It took the court several  
2 | years to make that decision, and they did that in 2018. And then  
3 | 2020, here we are.

4 | I mean, there's just so many broken promises. I heard  
5 | Mr. Rodgers speak about false narratives. And that's just not  
6 | fair when you consider that *Berman v. Parker* is a Supreme Court  
7 | case from the 1950's where the Southwest slums were torn down,  
8 | and they were promised deeply affordable housing. That never  
9 | happened. They were displaced to Arthur Cappers. Many years  
10 | later, Arthur Cappers under Hope VI was promised 707 replacement  
11 | units. They were given 377.

12 | And so, now, Barry Farm residents have been promised  
13 | one-for-one. And it's under this vague process under a text  
14 | amendment. And we don't know about the unit sizes. We don't  
15 | know about the affordability mix. We don't know what qualifies  
16 | someone for one-for-one. These are questions of fact that are  
17 | deserving of a contested case hearing.

18 | And if it's really how Mr. Rodger says, and they want  
19 | to build all this affordable housing, then do it the right way.  
20 | Do it under the right proceeding and have faith that it'll work  
21 | out and that nobody's going to bust your chops if you're doing  
22 | the right thing. But instead, you know, it's this work around.  
23 | And we don't have trust. I think that's the bottom line.

24 | CHAIRMAN HOOD: Thank you, Mr. Theresa.

25 | Let's see if we have any questions or comments.

1 Commissioners?

2 Commissioner May, any questions? Commissioner May?

3 COMMISSIONER MAY: Just one quick question for Mr.  
4 Theresa. You mentioned the original PUD and the remand. You're  
5 aware that the -- that the application in the end was withdrawn,  
6 right?

7 MR. THERESA: I'm aware that the application was --

8 COMMISSIONER MAY: That's -- that was my only question.

9 MR. THERESA: And I just want to add one thing. May I  
10 submit what I wrote as an exhibit after this? I don't think any  
11 party would be prejudice if I was allowed to submit, you know,  
12 an exhibit to what I have spoken to that has case law in it and,  
13 you know, statutory regulations --

14 COMMISSIONER MAY: Sure.

15 MR. THERESA: Thank you.

16 COMMISSIONER MAY: I mean, it's not my decision to  
17 make, but I imagine we'll accept it in the record in any case.  
18 It would've been most helpful if we had that in advance of the  
19 hearing because it would've been helpful to read that before we  
20 heard testimony about it. But, you know, we are where we are.  
21 Thank you.

22 CHAIRMAN HOOD: So I do want to get -- bring that into  
23 the record, Mr. Theresa, so we can look at it.

24 I think he has -- does bring added value. I mean, I'd  
25 agree with all of it. I think he brings added value to any

1 situation. I've watched him over the years.

2 My question -- I'm going to go down the row with Mr.  
3 Theresa and ask him some questions as we move forward. But it's  
4 not my turn yet, Mr. Theresa. So let me --

5 Commissioner Turnbull, you have any questions or  
6 comments?

7 COMMISSIONER TURNBULL: No, Mr. Chair, I don't.

8 COMMISSIONER SHAPIRO: Mr. Chair, you're on mute.

9 CHAIRMAN HOOD: I meant Commissioner Shapiro. Mr.  
10 Shapiro -- okay.

11 Commissioner Turnbull?

12 COMMISSIONER TURNBULL: Well, Commissioner Shapiro, we  
13 look alike. I can understand. No, Mr. Chair, I'm fine.

14 CHAIRMAN HOOD: That's the same thing they used to say  
15 about me and Carol Mitten. So I understand.

16 Vice Chair Miller, you have any questions or comments?  
17 Vice Chair Miller?

18 (No response.)

19 CHAIRMAN HOOD: Okay.

20 Mr. Theresa, let's go down this road. And I do think  
21 you provide added value to the Commission, this text amendment,  
22 and whatever other proceeding we have. I think you know where I  
23 stand and others. The issue for me is to get people back to  
24 Barry Farms. A lot of things are within our purview, and a lot  
25 of things are not. And I know others don't like when I say that.

1           But everything, for me -- even though this is dressed  
2 as a text amendment, for me, it's for asking the question -- and  
3 I made it very clear I'm still going to ask question. What is  
4 the process of coming back? What is the process of making sure  
5 the residents qualify? Or whatever -- whatever happens. Let's  
6 say if they don't, there's some discrepancies, let's get it right.  
7 And I said that during the contested hearing as well.

8           But how do we get through all of it? Text amendment,  
9 PUD, whatever the case is, how do we get the residents back?  
10 What's the fastest way we can get the residents back (audio  
11 interference)?

12           MR. THERESA: The fastest way I think that you can get  
13 the residents back, I would say, is to share whatever information,  
14 you know, POAH has to be able to get in touch with all of these  
15 residents because this has been a hardship on, you know, BFTAA,  
16 staying in touch with residents, and just everybody being able  
17 to communicate. I mean, I think that's number one.

18           But I also think that, you know, there just needs to  
19 be good faith. And I don't see good faith. I don't think anybody  
20 -- anybody who sits on our side of the table believes that this  
21 is a process that has moved forward with good faith. I've been  
22 disappointed time and time again, you know, advocating on behalf  
23 of the people that I advocate for based on the responses to our  
24 pushback.

25           Like, I feel like there have been several opportunities

1 | from the Zoning Commission to DCHA to the developer to just kind  
2 | of engage and, you know, be done with this. But I don't know.  
3 | I mean, if Mr. Rodgers is being straight up about, you know,  
4 | everybody being able to come back and building all of this  
5 | affordable housing, I just don't understand why he doesn't put  
6 | it on the record in an enforceable way because when he says it  
7 | here, we all know through a text amendment, it's not in the text  
8 | amendment, so it's like it doesn't even matter.

9 |           There's just no trust. We need to build trust. That's  
10 | the problem. There's no trust.

11 |           CHAIRMAN HOOD: I don't disagree with you. And I don't  
12 | disagree. But let's -- indulge me for a minute. Let's go down  
13 | this road, Mr. Theresa. I have it -- in your submission, do you  
14 | mention some of those points? If not, I will ask you to -- put  
15 | me an outline of how you see this Commission, at least from what  
16 | we can do, to move forward because I've -- I believe that would  
17 | be very helpful.

18 |           And let me ask you another question. You were involved  
19 | with the previous case, and --

20 |           MR. THERESA: Yes.

21 |           CHAIRMAN HOOD: -- you heard the questions asked and  
22 | the concern from the Commission about certain things about people  
23 | coming back. Were you aware that one of the things that got lost  
24 | through all of this was that they could not continue to build  
25 | unless we looked at that, unless we looked at people to return?

1 That got lost. Would you -- would you agree with that?

2 MR. THERESA: I mean, I don't -- it's just a framing  
3 that I wouldn't -- I wouldn't have engaged because I was concerned  
4 with people being put off the site, not concerned with people  
5 coming -- you know, we felt that there was an opportunity to  
6 develop in place and to build first for people.

7 And so at the time, I don't think many of us were  
8 concerned with, you know, them building without, you know,  
9 addressing some of these issues. Our concern was that, like, the  
10 NCI was not being honored and people were being put off the site  
11 the whole time. Like, even during the court case, people were  
12 being put out.

13 CHAIRMAN HOOD: So to me, though, Mr. Theresa -- and I  
14 wanted to have this exchange with you publicly because I think,  
15 again -- and I'm not saying this because I'm trying to -- because  
16 I don't (audio interference). I'm saying this because I think  
17 you bring some added value to this discussion, and some of it I  
18 agree with.

19 And here's the issue is -- and the reason why I said  
20 it like that, it wasn't presented to us build-first. I know  
21 that's what was said prior. A lot of stuff goes on before it  
22 comes to the Commission. But one of the things that I pushed  
23 for, and my colleagues that were on that case will tell you, I  
24 pushed for -- and I know others have pushed for stuff, too, not  
25 just me. I pushed for making sure that they could not continue

1 to build unless we reevaluate -- and I can't think of the lady's  
2 name who was over the Housing Authority at the time. I think it  
3 was Adrienne Todman? Or Whittman? But anyway, I pushed for  
4 that.

5           So while we may not have gotten everything, there were  
6 some things that were put into place that would've taken care -  
7 - that presumably would've taken care of people coming -- because  
8 the biggest thing to me is people being able to return. Let's  
9 not fix it up and not let them return. So to me, I think -- and  
10 I think you were focused on something else. I heard the whole  
11 merits of the case, and I was focused on at least from what I  
12 heard, and others were as well.

13           But I just think that there was a missed opportunity.  
14 I think that whole piece was a missed opportunity. But I also  
15 think that due to what the citizens (audio interference) have  
16 done, anytime -- it's all right to be in opposition. But I think  
17 we get better outcomes when we hear the opposition.

18           So I don't know if you have anything else to add. I  
19 will be following up on POAH. Whether it's a text amendment,  
20 whether it's a PUD, whether it's a rule -- whatever. You know,  
21 for me, it's all in the game. So I don't know if you have  
22 anything you want to close on. If not, that's all I have.

23           MR. THERESA: Well, I will just say I think that --  
24 that I hope this is the beginning of, like, good faith, you know  
25 -- good faith discussions between POAH, between the Zoning

1 Commission, and BFTAA, and other residents. I think that, you  
2 know, if we were to rewind back, like, there's just so much  
3 distrust. I mean, there's just so much.

4 And I feel like, you know, we were not -- we knew that  
5 once we left the site, the power that we had -- and I remember  
6 it kept being referred to as a "second bite at the apple." We  
7 knew that once we left the site, it would be pretty much a wrap  
8 for us because there were very few people, you know -- like, we  
9 don't have a grant from Wells Fargo to get in touch with 150  
10 residents, you know? But what you see -- but you see the people  
11 who showed up today who are residents who actually came and spoke  
12 and are knowledgeable about this, you know, were in opposition.

13 And, I mean, I just feel like we -- yeah. I feel like,  
14 you know, the trust needs to be reestablished. And yet, you  
15 know, you might've -- that might've been on the table back then,  
16 but, like, I don't think anybody was in a position to see that  
17 as something positive.

18 CHAIRMAN HOOD: Right. Okay. So let me do this. I  
19 don't want to put anybody on promised land, but I do think that  
20 your involvement in helping those residents is definitely  
21 beneficial because at the end of the day, I too, and I think my  
22 colleagues and I, too, want to do the same thing. But we also  
23 have regulations and laws that we have to follow.

24 But I think it's important to note at the end of the  
25 day, through all of this, like in my opening statement -- and

1 every time I think about Barry Farms, I think about let's get  
2 people back and increase the quality of their living and their  
3 lifestyle. Let's give them some updated housing like some of the  
4 other residents in this city enjoy. You know.

5           And then another thing you mentioned, Mr. Theresa. I  
6 don't have this opportunity, so I'm going to take this  
7 opportunity. Another thing you mentioned tonight, we have a lot  
8 of letters. And while they were form letters, I went through to  
9 see where the addresses of the ones that were provided. The  
10 members who testified tonight, some of them I think may live in  
11 Ward 3. I know you were in the area. But I know a couple of  
12 them do live in Barry Farms, and that was one of the issues.

13           And even previously, and even now, I hear more from  
14 people who don't live there telling the people who live there  
15 what they need and what they want. And I'm always about the  
16 people that are the most impacted in any case that we deal with  
17 are the people who live there. And even if you live close by -  
18 - I think you're in that stretch and you live close by. That's  
19 good. And I think that -- so you know what's going on.

20           But then when I get letters -- and not that I disregard  
21 them because anybody can testify. We get letters from people in  
22 Ward 3, Ward 4, and I know Ms. Odom lived there. But I think  
23 it's important that we make sure --

24           I'm going by what you all are saying (audio  
25 interference). Make sure it's important that we hear from the

1 residents who live there because at the end of the day, the  
2 developer, whoever does any work -- and I say this all the time.  
3 They pack and go home, and we're going to have to endure anything  
4 that's done. That's just what (audio interference).

5 MR. THERESA: Well, we've asked for lists of where  
6 residents are and ways to contact residents. And, like, that's  
7 not information that DCHA will provide us, but I'm sure they'll  
8 give it to POAH. So I mean, like, I don't know, man. Like, if  
9 you listen to people who came to testify today, people who showed  
10 up, most of the people who are in opposition -- most of the people  
11 who showed up and who lived in Barry Farm were in opposition. I  
12 think I heard one or two people who were for it.

13 And nobody's against the project going forward, that's  
14 the thing. Like, we're not opposed to the project going forward.  
15 We want people to return. We want this to be done quickly. But  
16 we want it to be done right. I mean, we only get one shot at  
17 this.

18 CHAIRMAN HOOD: Okay. So I think I'm going to end it  
19 there. I'm sure you're not going to go away. I hope you don't.  
20 I hope you stay involved and help make sure that we can try to  
21 make this thing come to fruition and make this a reality because  
22 I think the residents over there deserve it. The residents of  
23 the city deserve it. Because I think that it's important that  
24 Barry Farms, all other areas in the neighborhood also have the  
25 opportunity to increase quality of life with better housing.

1           So that's where I am whether -- like I said whether  
2 it's a text amendment or whatever. And I know I'm repeating  
3 myself and being redundant, but for me, all is in the game. So  
4 I don't know what lies ahead of me from a legal standpoint, but  
5 I will be pushing. And I hope you stay engaged.

6           Any other questions or comments?

7           And if you can make sure you submit your submission to  
8 us, that'll be great.

9           MR. THERESA: I will. Thank you, Chairman Hood. I  
10 appreciate you.

11          CHAIRMAN HOOD: All right. Thank you.

12          Ms. Schellin, do we have anybody else? Are you on  
13 mute, or am I?

14          MS. SCHELLIN: I was on mute. No, sir, nobody else.  
15 And we do have Mr. Theresa's document. He already submitted it.  
16 So we can go ahead and upload that since you approved that.

17          MR. THERESA: No, please don't accept that. I'm going  
18 to submit something else because Mr. Hood asked me to add some  
19 stuff. So I'll submit something. Okay?

20          MS. SCHELLIN: If you could do that -- could you do  
21 that within the next two days?

22          MR. THERESA: Yeah, absolutely.

23          MS. SCHELLIN: Okay.

24          MR. THERESA: All right. Thank you.

25          CHAIRMAN HOOD: Most appreciated.

1 MS. SCHELLIN: Thank you.

2 CHAIRMAN HOOD: All right.

3 Commissioners, do we have any other follow up comments  
4 or questions?

5 I know this is not (audio interference) for any action  
6 on this Commission, at least I'm not in favor of anything and  
7 looking by a show of hands as we continue to move through this  
8 process. There's some other elements that need to come into  
9 place. I'm looking forward to getting some additional  
10 information.

11 But I think at some appropriate time, I do want to ask  
12 some questions of POAH and others, but I will wait until the  
13 appropriate time to do that. But we'll see.

14 Vice Chair Miller?

15 VICE CHAIR MILLER: Thank you, Mr. Chairman. Yeah. I  
16 think we do need to get into our record at some point, a response  
17 from D.C. Housing Authority and from the developer and  
18 Preservation of Affordable Housing, some responses to questions  
19 which aren't directly relevant to a text -- this text amendment,  
20 the zoning case. But as you have said, we spent a lot of time  
21 on the PUD on these issues, and we want to know what the effect  
22 is ultimately of our proceeding with this zoning case which is  
23 another way to try to implement a longstanding plan to redevelop  
24 and return people to the Barry Farm site with quality affordable  
25 housing.

1           So I think we're going to need a response from DCHA.  
2 We have a letter in the record. I don't know if you noted it  
3 earlier, Mr. Chairman. We do have a letter in the record. I  
4 think it just came in Friday from D.C. Housing Authority in  
5 support of this text amendment. But I think we do need an  
6 opportunity for them to -- and the developer and POAH to give us  
7 some specifics on timeline for redevelopment, the engagement with  
8 the residents, all of the residents who used to live in Barry  
9 Farm, and the efforts being made to allow them to return, and  
10 maybe some response at some point, at least to ourselves, if not  
11 for the public record, if Mr. Theresa's going to put legal  
12 arguments in the record, we may want some legal arguments in our  
13 record as well from our own counsel.

14           I just wanted to generally comment, though, Mr.  
15 Chairman. I understand -- I appreciate everybody's testimony.  
16 I appreciate your comments and those of my colleagues, and the  
17 Office of Planning, and the developer and residents, and the ANC  
18 on this case. You know, I think we all share our frustration,  
19 and I think that's putting it mildly, with the time that it has  
20 taken and the promises that are made. You've talk about promised  
21 land a lot, Mr. Chairman. I feel like everybody's been put on  
22 promised land. I think the city is also disappointed.

23           You know, it was 14 years ago this month that the  
24 Council, which I was staffing, approved a small area plan for  
25 this site. 14 years ago. There was a lot of community engagement

1 that occurred by the mayor at that time, Mayor Williams. There  
2 was a lot of public hearing testimony we heard at the Council  
3 before we approved that plan to provide replacement affordable  
4 build-first in the community housing development at this site,  
5 in addition to additional amenities and additional affordable  
6 housing and market-rate housing.

7           It was six years ago this month, six years ago, that  
8 this Commission approved the plan unit development for this site.  
9 And the case was taken, which they have the right to do, to the  
10 D.C. Court of Appeals in opposition to our Zoning Commission  
11 order. It wasn't -- the case wasn't against NCI, New Communities  
12 Initiative or a developer. It was against us, the Zoning  
13 Commission.

14           And a year and a half ago, the D.C. Court of Appeals  
15 agreed with some of their arguments which is their right to do.  
16 And our decision was vacated, and the developer -- the city  
17 withdrew with the developer the application for -- and decided  
18 not to proceed that route and came up with this alternative way  
19 to proceed.

20           So we're all very frustrated, you know, how long this  
21 and other New Communities Initiatives have taken to fulfill  
22 promises that we all made to ourselves and to each other and to  
23 the residents who were there for quality affordable housing that  
24 they deserve. I hope we can -- I hope this is a vehicle that we  
25 can get to do -- that we can use to get the redevelopment that's

1 | been waiting for so long.

2 |           Okay. I guess I've exhausted myself in my frustration.  
3 | I just needed to put that on the record. I think the Commission,  
4 | as the Chairman and others have pointed out, shares in the  
5 | frustration with the lack of tangible progress that's been made  
6 | on getting this site redeveloped. But I'm hopeful, even now,  
7 | that it will happen maybe in some of our lifetimes. Thank you.

8 |           CHAIRMAN HOOD: Thank you.

9 |           Any closing comments from anybody else?

10 |           Commissioner Turnbull?

11 |           COMMISSIONER TURNBULL: Thanks, Mr. Chair. I share the  
12 | Vice Chair's angst on this. I think I was involved -- I go back  
13 | to when we did the original Barry Farm, too, and I just remember  
14 | everything that we went through in the hearings and the contested  
15 | opinions from everybody we heard at the time, and a lot of  
16 | passion, a lot of passion in those hearings.

17 |           And I think this is an important case. This is an  
18 | important piece of property that needs to be developed. People  
19 | that lived there or who have lived there need to -- want to go  
20 | back. So hopefully we can do this right.

21 |           I'm hoping this text amendment is the right vehicle.  
22 | We thought that the PUD would get us there, and I'm just hoping  
23 | that the text amendment will do what we hope -- we think it will  
24 | do, and hopefully it doesn't bring unintended consequences that  
25 | we haven't seen, the questions about number of units, and the

1 structure of what we're going to get, and the affordable housing,  
2 which is not in the text amendment, but that's not the point of  
3 what it does.

4 But it's those kinds of issues that we heard from today  
5 that you think about and say hopefully this text amendment is  
6 going to be structured and say exactly what we want it to. I  
7 think whenever we take action on this, hopefully before too long  
8 -- and as we've talked about, the Council won't be taking action  
9 on the comp plan aspects until maybe February or whatever. I  
10 think if we take action before then, I think we need to say in  
11 the -- in our proceeding that there are elements in the comp plan  
12 that supersede the current FLUM and the GPM that I think that  
13 override those issues.

14 I think we need to be clear that there are enough in  
15 this -- in what OPS presented that we feel is significant to go  
16 ahead. So I'm dying to go ahead with this, but I'm a little bit  
17 -- reservations that we get everything in this. We got to get  
18 it right, we have to as we go forward. People are looking that  
19 this time things are going to happen that people are going to  
20 come back. Those are my only concerns.

21 CHAIRMAN HOOD: Thank you, Mr. Turnbull.

22 I think moving forward, the clear direction has not  
23 really been given from the residents of this city and from the  
24 City Council. I think, as far as I'm concerned, that there won't  
25 be any action until that clear direction, whether it's this way,

1 that way, up, down, whatever the case is. I will wait for that  
2 clear direction. I think that's when we will deal with any  
3 further actions. But hopefully, that clear direction will come  
4 sooner than later.

5           And as far as I'm concerned, I'm sitting here now  
6 thinking out loud, I'm very concerned as Mr. Theresa and others  
7 have mentioned about the people who have gotten lost through all  
8 of this. You know, we lose touch. And I know that they was just  
9 (audio interference). And here we are all these years later as  
10 the Vice Chair has mentioned. And some of those people -- some  
11 are probably somewhere where they're fine, they're enjoying  
12 themselves, they've moved on. But there are others who want to  
13 get back to the neighborhood. That grass is really growing high  
14 up under their feet.

15           And we're talking about people's lives. So whatever  
16 it takes, as I've already stated, to get folks back to their  
17 community, to their neighborhood where they've been for 20 and  
18 30 and 40 and 50 years, and that's just what we have to try to  
19 achieve. And I know we have some things we have to go through.  
20 But I'm willing to fight through all that.

21           For me, the bottom line as I stated, and I'll end on  
22 this, is to get the people back home. That's where I am. So  
23 anyway.

24           Anybody --

25           COMMISSIONER TURNBULL: A hundred percent.

1 CHAIRMAN HOOD: Anybody have anything else? Okay. All  
2 right.

3 So Ms. Schellin, we didn't ask for anything, and we'll  
4 just --

5 MS. SCHELLIN: Yeah. Just Mr. Ari Theresa will make  
6 his submission by -- boy, I tell you, I thought the week -- we're  
7 already in mid-week. So he'll make his submission by Wednesday,  
8 3 o'clock p.m. And other than that, the record will be closed.  
9 And it sounds like we won't put this up for proposed until -- if  
10 I'm hearing correctly, maybe not until the Commission decides --  
11 -- takes up proposed on the map amendment case, the 20-24. Is  
12 that what I'm hearing?

13 CHAIRMAN HOOD: Yes. And I think the Vice Chair  
14 mentioned some stuff that I also would like to -- I don't know  
15 how we get updates even though it's not necessarily germane to  
16 this proceeding. But, you know --

17 MS. SCHELLIN: Maybe OP could maybe --

18 CHAIRMAN HOOD: OP --

19 MS. SCHELLIN: -- get something?

20 CHAIRMAN HOOD: Let me just say this. Either OP or  
21 the Office of Attorney General tell me from a legal standpoint  
22 how can we get that information. I'm not sure how we get it,  
23 but I think the Vice Chair is right in line with my thinking as  
24 well, and I'm in line with his thinking. I'm sure others are,  
25 and Mr. Turnbull, Commissioner May, and Commissioner Shapiro. We

1 want to get that information.

2           What concerns me is really, and I'll put it on the  
3 record, is that the communication -- some people say they're  
4 communicating, and some people say they're not communicating. I  
5 mean, the only other thing I know to do is to go to a meeting  
6 myself. And I know that's not permissible.

7           MS. SCHELLIN: Right. Okay.

8           CHAIRMAN HOOD: (Audio interference). All right.

9           MS. SCHELLIN: Okay. (Audio interference) OP's heard,  
10 OAG's heard. Other than that, staff has nothing. We'll just  
11 kind of put this out there until -- unless it comes up later.  
12 I'll just let it hang until we move forward on the map amendment  
13 case which I believe is -- I don't know it off the top of my  
14 head, I believe it's 20-24. And that probably will have a hearing  
15 in March.

16           CHAIRMAN HOOD: Okay. All right. Let's see how things  
17 go.

18           So anyway, anybody have anything else?

19           (No response.)

20           CHAIRMAN HOOD: Thank you, Ms. Schellin. Anything  
21 else, Ms. Schellin?

22           MS. SCHELLIN: No, sir.

23           CHAIRMAN HOOD: So with that, I'm going to thank  
24 everyone for their participation tonight.

25           Ms. Schellin, could you announce our next meeting,

1 please? Because my other computer is cutting off and on.

2 MS. SCHELLIN: Yeah, sir. The next time the Commission  
3 meets will be on Thursday, December 17th for a public meeting.  
4 And the only other -- I guess to put it out there, the only other  
5 meeting or hearing that the Commission has this month will be  
6 December 21st. And that will be up for a public hearing on a  
7 text amendment case on accessory -- regarding (audio  
8 interference) buildings. Other than that, it's pretty clear.

9 CHAIRMAN HOOD: So we only have two -- we only have  
10 two more times where --

11 MS. SCHELLIN: Two more times, the 17th and the 21st.

12 CHAIRMAN HOOD: Okay. All right.

13 I want to thank everyone.

14 Thank you, Ms. Schellin, for giving us that update.

15 MS. SCHELLIN: Sure.

16 CHAIRMAN HOOD: I want to thank everyone for their  
17 participation tonight in this hearing. And with that, this  
18 hearing is adjourned. Goodnight and stay safe.

19 MS. SCHELLIN: Goodnight.

20 (Whereupon, the above-entitled matter went off the  
21 record at 6:09 p.m.)

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 12-07-20

Place: Teleconference

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