

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC MEETING

+ + + + +

THURSDAY

MARCH 25, 2021

+ + + + +

-----:
 IN THE MATTERS OF: :
 :
 Four Points Development : Case Nos.
 LLC - PUD, Modification of : 08-07G
 Consequence at Square 5785; : 20-30
 Ingram Texas Partners, LLC, :
 Special Exception Relief :
 Pursuant to Subtitle I, :
 Subsection 581 at Square 325 :
 -----:

The Public Meeting of the District of Columbia Board of Zoning Commission convened via Videoconference, pursuant to notice at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

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

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OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Zoning Data Specialist

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER
MATTHEW JESICK

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

MAXIMILIAN TONDRO, Esquire

The transcript constitutes the minutes from the
Regular Public Hearing held on March 25, 2021.

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1 P-R-O-C-E-E-D-I-N-G-S

2 (4:00 p.m.)

3 CHAIRPERSON HOOD: Good afternoon, ladies and
4 gentlemen. We are convening and broadcasting this public meeting
5 by video conferencing. My name is Anthony Hood. Joining me this
6 evening are Vice Chair Robert Miller, Commissioners Peter May,
7 Peter Shapiro, and Mike Turnbull. We are also joined by the
8 Office of Zoning staff, Ms. Sharon Schellin, our secretary, and
9 Mr. Paul Young, who handles all of our virtual operations. I
10 ask all others to introduce themselves at the appropriate time.

11 Copies of today's meeting agenda are available on the
12 Office of Zoning's website. Please be advised that this
13 proceeding is being recorded by a court reporter, and is also
14 webcast via Webex, and YouTube Live. The video will be available
15 on the Office of Zoning's website after the meeting. Accordingly,
16 all those listening on Webex or by phone will be muted during
17 the meeting unless the Commission suggests otherwise.

18 For hearing items, the only documents before us this
19 evening are the application for ANC setdown report and the Office
20 of Planning report. All other documents in the record will be
21 reviewed at the time of the hearing. Again, we do not take any
22 public testimony at our meetings unless the Commission requests
23 someone to speak.

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2 Does the staff have any preliminary matters?

3 MS. SCHELLIN: Yes, sir, just for the one. I'd ask the
4 Commission to consider voting for a closed meeting for the purpose
5 of training, a training session.

6 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin. As
7 Chairman of the Zoning Commission for the District of Columbia,
8 and in accordance with 405(c) of the Open Meetings Act, I move
9 that the Zoning Commission hold the following closed meeting: on
10 Tuesday, April the 6th, 2021, at 10:00 a.m., for the purpose of
11 receiving training as permitted by D.C. Official Code 2-575(b)
12 and 12. The subject of the training is discussion for the various
13 interpretations of the zoning regulations by the zoning
14 administrator of the Department of Consumer and Regulatory
15 Affairs. Is there a second?

16 VICE CHAIR MILLER: Second.

17 CHAIRPERSON HOOD: Will the secretary please take a
18 roll call vote on the motion before us now that it has been
19 seconded?

20 MS. SCHELLIN: Commissioner Hood.

21 CHAIRPERSON HOOD: Yes.

22 MS. SCHELLIN: Commissioner Miller.

23 VICE CHAIR MILLER: Yes.

24 MS. SCHELLIN: Commissioner Shapiro.

25 COMMISSIONER SHAPIRO: Yes.

1 MS. SCHELLIN: Commissioner May.

2 COMMISSIONER MAY: Yes.

3 MS. SCHELLIN: Commissioner Turnbull.

4 COMMISSIONER TURNBULL: Yes.

5 MS. SCHELLIN: The vote passes 5 to 0 to 0.

6 CHAIRPERSON HOOD: Thank you. As it appears that the
7 motion has passed, I request that the Office of Zoning provide
8 notice of this closed meeting in accordance with the Act.
9 Anything else, Ms. Schellin?

10 MS. SCHELLIN: No, sir.

11 CHAIRPERSON HOOD: Okay. With that, let's move right
12 into our agenda. Give me one moment. Okay. First, consent
13 calendar item, modification of consequence, determination of
14 scheduling, Zoning Commission Case No. 08-07G, Four Points
15 Development, LLC, PUD modification of consequence at Square 5785.
16 Ms. Schellin.

17 MS. SCHELLIN: Yes. The Applicant seeks a PUD
18 modification of consequence to reduce the gross floor area, the
19 height, and number of stories for Building No. 4 in order to
20 deliver the building to DOH by August 31st, 2023.

21 At Exhibit 3, there's an OP report that supports the
22 case as a modification of consequence and recommends approval of
23 the case.

24 At Exhibit 4, there is a request from ANCAA to postpone
25 the meeting. In the alternative, they would ask staff -- I'm

1 | sorry, ask the Commission to allow time for them to have the
2 | Applicant come before them, which their next meeting will be May
3 | 4th. They do not meet in April.

4 | And at Exhibit 5, the Applicant has provided a response
5 | to the ANC submission, and among other things, they ask the
6 | Commission to proceed with its determination this evening, and
7 | if found to be a modification of consequence, allow the ANC
8 | submission after their May 4th meeting and schedule determination
9 | at the Commission's May 13th public meeting to ask the Commission
10 | to make its determination to make its determination, and if
11 | appropriate, set a schedule.

12 | CHAIRPERSON HOOD: Thank you, Ms. Schellin.

13 | Commissioners, does anyone believe that this is not a
14 | modification of consequence as being asked? If so, you can speak
15 | up at this time. Anyone want to take this off? So the
16 | determination has been established. I don't think anyone has a
17 | issue with honoring ANC's request unless I hear an objection.
18 | Not hearing it.

19 | So, Ms. Schellin, could you do a scheduling, please?

20 | MS. SCHELLIN: Yes. Is there anything else you want
21 | from the Applicant, or do you have everything you want from them?
22 | Anybody want anything else?

23 | CHAIRPERSON HOOD: Does anybody need anything? I think
24 | we're good.

25 | MS. SCHELLIN: Okay. So then they meet on Tuesday the

1 4th, so we could leave the record open until May 10th. And I
2 know that the Applicant is listening, so I would ask them to
3 reach out to the ANC to advise them, and then we'll put this on
4 the May 13th agenda for final action. Thank you.

5 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin.
6 Let's move right along. Under final action, Zoning Commission
7 Case No. 20-30, Ingram Texas Partners, LLC, special exception
8 relief pursuant to Subtitle I-581 at Square 325.

9 Ms. Schellin.

10 MS. SCHELLIN: At Exhibits 18 through 18-C, you have
11 the Applicant's post-hearing submissions, and it is ready for you
12 to consider final action this evening. Thank you.

13 CHAIRPERSON HOOD: Okay. Commissioners, let me open
14 it up. Any questions or comments on this? I think we asked for
15 a few things. Again, this is the application requested of special
16 exception review pursuant to Subtitle I-581, which property
17 located in the D-8 zone. This was actually our first D-8 case,
18 and there's a request for a loading variance, which is permitted
19 by Subtitle I-5815. And again, this design would be on the D-8,
20 which was the first case, I think, that we've heard. We've heard
21 another one since then. Let me open up for any questions or
22 comments.

23 COMMISSIONER TURNBULL: Mr. Chair, I looked at the
24 drawings they've submitted. My one concern was, on the earlier
25 drawings, they have the loading dock. It looked like a truck

1 was going over curbs and hitting part of the building. They've
2 shown a revised drawing, though it's a little convoluted and it's
3 not quite as clear as what it could be. At this point in time,
4 I'm willing to let that go. If the Applicant believes that the
5 loading dock works and that the trucks can go in and out without
6 going over curbs and hitting your building, I'm fine with letting
7 it go.

8 CHAIRPERSON HOOD: Okay. Any other questions or
9 comments, Commissioner May?

10 COMMISSIONER MAY: Yeah. I would add that the weather
11 concerns was an inconsistency between or within the drawings.
12 The depiction of landscape on one drawing didn't sync up the
13 others, so it now looks to be consistent.

14 And I agree with Mr. Turnbull that the loading diagram
15 doesn't make a whole lot of sense. I mean, yeah, it's just a
16 bunch of images of a truck in various positions. It doesn't
17 really sense, but it's -- I mean, I think the key thing is that
18 the drawings at least are in sync and, you know, hopefully, the
19 loading works. If it's not, you know, they'll be able to cope
20 with that, I'm sure.

21 So I don't have any other concerns. I mean, they're
22 going to have to go through further CFA review and I would defer
23 to the CFA on the design of the building at this point.

24 CHAIRPERSON HOOD: Okay. Thank you. Any other
25 questions or comments, Commissioner Turnbull?

1 COMMISSIONER TURNBULL: Yeah. Mr. Chair, I just want
2 to go back. Commissioner May just talked about flexibility on
3 the design issues. The draft order had some issues in it which
4 are not standard as to what the language we usually use, but I
5 believe OAG has proposed some other language for regarding
6 flexibility. And I'm fine as long as we use the OAG language in
7 the flexibility. I think Mr. Riddick has done some work on that.
8 I think he's proposed some language which is acceptable, to me
9 anyways on it, and I would approve that.

10 CHAIRPERSON HOOD: Okay. Thank you, Commissioner
11 Turnbull.

12 Any other questions or comments, Commissioners?

13 I do want to thank, you know, the request on this
14 particular case, the legal standard and everything, I do want to
15 thank Mr. Riddick, and OAG, and others for helping make sure we
16 stay in compliance and make sure that we stay legally sound. I
17 really appreciate the work that was put into this, especially as
18 this is a design review as noted, in which a form of a special
19 exception.

20 It was not a PUD where permission where we're balancing
21 public benefits, and I appreciate Mr. Riddick helping us follow
22 our own rules. So I really appreciate that.

23 I just wanted to state that, and I think
24 everything is ready and sufficient, and the application has met
25 the specific tests, and criteria is met in front of us. So with

1 that, I will be voting in favor. Any other question or comments?

2 Commissioner Turnbull, would you like to make a motion?

3 COMMISSIONER TURNBULL: Yes, Mr. Chair. I would move
4 that we take final action on Zoning Case No. 20-30, Ingram Texas
5 Partners, LLC, special exception relief pursuant to Subtitle I,
6 Section 581, at Square 325, and ask for a second.

7 COMMISSIONER SHAPIRO: Second.

8 CHAIRPERSON HOOD: It has been moved and properly
9 second. Thank you. Any further discussion?

10 Not hearing any, Ms. Schellin, would you do a roll call
11 vote, please?

12 MS. SCHELLIN: Commissioner Hood.

13 CHAIRPERSON HOOD: Yes.

14 MS. SCHELLIN: Commissioner May.

15 COMMISSIONER MAY: Yes.

16 MS. SCHELLIN: Commissioner Miller.

17 VICE CHAIR MILLER: Yes.

18 MS. SCHELLIN: The vote is 5 to 0 to 0 to approve final
19 action, Zoning Commission Case No. 20-30.

20 COMMISSIONER TURNBULL: Did you call my name?

21 MS. SCHELLIN: Did I not say that, Commissioner
22 Turnbull? I'm sorry. Commissioner Turnbull moved and Commissioner
23 Shapiro seconded.

24 COMMISSIONER SHAPIRO: And I vote yes.

25 MS. SCHELLIN: And yes. And Commissioners Hood, May,

1 and Miller in support. Just getting ahead of myself.

2 COMMISSIONER MAY: Yeah, you didn't call the votes for
3 the --

4 MS. SCHELLIN: I didn't.

5 COMMISSIONER MAY: -- (indiscernible).

6 MS. SCHELLIN: I just called the number. You're right.
7 Slacking on the job. Such a long agenda here tonight.

8 CHAIRPERSON HOOD: That's what I was thinking. We're
9 almost finished.

10 MS. SCHELLIN: Rush you guys out of here. Must be
11 trying to beat a record or something.

12 CHAIRPERSON HOOD: We should have had a continuation
13 hearing tonight, but anyway. So I guess now, I don't think we
14 have anything else. Let's ask the Office of Planning. Mr. Young,
15 if you could bring the Office of Planning up, please. And when
16 they come up, I'll just turn it over to them.

17 MS. STEINGASSER: I was hoping that Joel and Elisa
18 (phonetic) and Jonathan could join us also as panelists just in
19 case the Commission has any questions. The Commission had asked
20 OP to provide a list.

21 We keep talking about we'll put it on the list of text
22 amendments that we're working on, have been working on, or that
23 have been completed. And so we've put together a list. Starting
24 on page 1, the cases highlighted in blue are the cases that we're
25 currently researching or preparing, and that starts with the RA-

1 1 accessory apartments, IZ Excel, Phase 3, principal dwelling in
2 accessory buildings in the RF Zone. This front page represents
3 the priority projects that we're currently working on.

4 On page 2, it starts with the cases that are in progress
5 that we either had hearings on or have gone through proposed
6 action, and those are still -- we're still pending completion on
7 those. And then starting on page 5 towards the bottom, you see
8 the cases that we have been working on and have been completed
9 in the last two years.

10 So if you feel tired, this kind of gives you
11 confirmation that you should feel tired, because there is a lot
12 of work that's gone through the Zoning Commission and that is
13 still coming. So we just wanted to provide that to you, let you
14 know what we're working on, and if you have any questions, we're
15 happy to answer or talk about them further.

16 CHAIRPERSON HOOD: Okay. Thank you, Ms. Steingasser,
17 and I want to thank the Office of Planning for providing this.
18 I in particular was the one who asked for this. I think this
19 kind of gives us a reference. I think this is very well done.
20 I appreciate it. Now I can see where we are on some of the things
21 that I think that we have asked for over the times, and I know
22 this has a lot of work.

23 But I do have another request I want to add to the list
24 in a certain kind of way, but I really appreciate this. I'm
25 going to study this and try to become familiar with it, because

1 a lot of this, we've done over time, and sometimes we forget.

2

3 And I know that it takes a lot of background, a lot of
4 -- I know it's more -- it's not just a wave of the wand and it's
5 all taken care of and done. If we wave the wand, then we're
6 going to mess something else up, so I appreciate the work that
7 OP is doing. I know a lot of times we go unappreciated, but I
8 want you to know as a citizen, and on top of being chairman of a
9 Commission, I appreciate the work you've done, and we will
10 continue to try to do the best effort we can for the city. But
11 I really appreciate this. This is very helpful.

12 Let me open it up. Commissioner May, any questions or
13 comments?

14 COMMISSIONER MAY: I do not. I just appreciate having
15 the recap. So thank you very much.

16 CHAIRPERSON HOOD: Commissioner Shapiro.

17 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. The only
18 question I had is to the ones that are proposed, if it's some
19 sense of (audio interference) or there's a way to do that within
20 some kind of priority order. I don't know (audio interference)
21 because I found this really useful. It's just a good running
22 log of what's done and processing towards them.

23 MS. STEINGASSER: So the blue ones, the ones that we're
24 working on actively now that have not yet been brought to the
25 Commission, I would say that front page represents at least the

1 top five are priority tasks that we're working on, the RA-1 Zone,
2 the accessory apartments. Obviously, IZ elimination of barriers
3 to the provision of housing is kind of an omnibus case that a
4 lot of smaller cases feed into.

5 I want to take the opportunity to say, you know, we
6 work very closely with the office of attorney general on these
7 cases, so we definitely appreciate their help in getting this
8 formulated and to you guys.

9 COMMISSIONER SHAPIRO: I appreciate that. Again, I
10 think this is a great tool for us as it's either helpful for you
11 or something you already use, but it's just great for us to see
12 it.

13 I do have, Mr. Chair, I do have another issue that I
14 wanted to flag. I can wait until other Commissioners comment on
15 this. This was in response to what you saw that occurred in some
16 of the papers about the D.C. decision, the court decision
17 (indiscernible) and referenced from the California decision, and
18 it seems to maybe open the door a bit to allow a bit more
19 flexibility to maybe even push the boundary a bit more than we
20 have, and I think that's worth an exploration.

21 And I'm wondering if we can ask you all to research and
22 report on this a bit. And I've been working with everything as
23 well. Just to see, you know, it's just a (audio interference)
24 how much more we can ask for (audio interference) taking the
25 property rights or (audio interference) development (audio

1 interference). But again, I'm looking at that and I'm seeing an
2 opportunity for us that is a real need.

3 MS. STEINGASSER: IZ Excel is doing its revisiting and
4 our original parameters were to keep value level, to not detract
5 from the value of a project, and the (audio interference) bonus
6 density. And so we've gone back now (indiscernible) ever
7 (indiscernible) years and re-evaluated these things that were
8 left out and we're bringing those in.

9 And then as we look carefully at the downtown, we'll
10 be looking at, you know, where can we stretch that envelope a
11 little bit. But that is the kind of thing we're doing, but I'll
12 take a look at that report again and report back to you.

13 MR. SHAPIRO: Yeah, I appreciate that, and I'm with you
14 that it's clear that that is your intention or your focus in
15 finding that right balance. And again, I'm just wondering if a
16 the court decision allows for some more flexibility, if it just
17 gives us a little bit more wiggle room, because it's not
18 (indiscernible) around.

19 Maybe we're just working with them. We're not getting
20 anywhere near that they can (indiscernible) in the way we're
21 approaching. And so the focus is much more on just balancing
22 the incentives. But if you could look at that, like you're
23 saying, and report back, it would be very helpful. Thank you.

24 CHAIRPERSON HOOD: Commissioner Turnbull, and then I
25 go to Vice Chair Miller.

1 COMMISSIONER TURNBULL: Thank you, Mr. Chair. Ms.
2 Steingasser, thank you and your team for putting this together.
3 I think it's a great help to see all these things and actually
4 in print. The one thing on page 2, one of the items you have is
5 front setbacks. Would that also include a review of -- I mean,
6 you going to get front yard definitions --

7 MS. STEINGASSER: Yes.

8 COMMISSIONER TURNBULL: -- and overlap between setbacks
9 and yards?

10 MS. STEINGASSER: Yes, yes.

11 COMMISSIONER TURNBULL: Oh, good. I went through a
12 very angst-ridden case about two months ago and had an applicant
13 that was just, I mean -- anyways, I'm glad you're looking at the
14 (indiscernible). I mean, a lot of it is just, there's no clear
15 definitions between rear yard and front -- I mean, between front
16 setback, front yard. I think there's a lot of confusion that
17 exists there, and you could (indiscernible) the PZA might be
18 reading it a different way, so I'm glad you're looking at that.
19 Thank you.

20 MS. STEINGASSER: That's what was made under that first
21 bullet that says, "consistency." We were thinking exactly of
22 that case.

23 COMMISSIONER TURNBULL: Thank you.

24 CHAIRPERSON HOOD: Even though we're almost finished,
25 I'm going to ask those, when you finish talking, if you could

1 mute like the other night, if you can mute, and then when you
2 get ready to speak again while the other person is speaking, and
3 they can mute when they finish. That way, we can keep any
4 background noise -- we're hearing a lot of background noise.
5 Thank you.

6 Commissioner -- no, Vice Chair Miller. I'm sorry.

7 VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank
8 you, Ms. Steingasser, and Office of Planning, and working with
9 OAG to produce this chart, which I think is very helpful to have
10 for us on an ongoing basis.

11 Just following up on Commissioner Shapiro's and Ms.
12 Steingasser's dialogue about inclusionary zoning, next steps, as
13 you're looking at the appropriateness of expanding applicability
14 to downtown zones and whether the IZ can be applied elsewhere
15 where it currently doesn't apply, yeah, I think specifically, I
16 know you've looked at the economics at each time we've had a
17 case, but I think it's, as Mr. Shapiro says, rereading those, the
18 Georgia Avenue inclusionary zoning case in the District, and then
19 the California, I think it was San Jose inclusionary zoning case
20 in their circuit court, and then the Penn Central case, that they
21 rely on, it does seem, as Commissioner Shapiro says, that there
22 is some on the surface, just on the surface, some more extra room
23 that we have to expand.

24 For example, to use a specific, to expand the set-
25 aside, the minimum set-aside for IZ under regular IZ. It's 8 to

1 10 percent. I think that should be expanded, and I think we can
2 expand it. I know that we now have all these formulas that begin
3 at 20 percent for IZ Plus, I believe, so all these things work
4 together, and so if you recalculate one, you may have to
5 recalculate the other.

6 But on terms of the regular IZ, when we last changed
7 the income formulas to be 60 percent MFI for rental and 80 percent
8 for ownership, and that was a whole trade-off thing as well. But
9 it made it in general more stringent on the affordability side,
10 but we didn't do any changes on the set-aside, and so I think to
11 the extent we can increase the minimum set-aside from 8 percent,
12 which I find personally embarrassing every time a member of the
13 public brings it up, I mean, 8 is better than zero. That's for
14 sure.

15 And I think every increment does help, and I'm
16 certainly appreciative of that, and I'm not one that criticizes
17 our incremental approach to make sure that it's on solid ground
18 and that we keep getting development in the city and don't
19 disincentivize development, particularly residential development
20 that does trigger inclusionary zoning. But I think the 8 to 10,
21 I think there's room to increase that minimum set-aside from
22 where it is now.

23 And so if you would look at that as part of the Excel
24 case or as a supplementary review that you're doing of
25 inclusionary zoning, I think be -- it be useful to see if we can

1 push that envelope more than it is right now.

2 That's all I got. I don't know if Ms. Steingasser
3 has a comment, but I think they may already be looking at that
4 as part of their whole ongoing review of inclusionary zoning.
5 But I would appreciate looking at it again.

6 CHAIRPERSON HOOD: I'm going to read a statement. The
7 other night at a hearing -- I can't remember which one it was.
8 I think it was the second VA hearing we had, I mentioned about
9 trying to pull together a group. This is an ask. This is a long
10 way to get an ask, to ask for admission. I know we've got a list
11 here, and I'm looking at the list, and here I am asking for more.
12 And some of this may be encompassed in the IZ, what we have here,
13 but it's a further reach or further look, Ms. Steingasser, I'm
14 asking for.

15 But one of the things that my individual research has
16 told me, that we have a lot of different groups, and I don't want
17 to add to the groups that are already doing affordable housing
18 work in the City. I just want to see how small the pieces and
19 which is the zoning. But this is one of the things that we
20 already know, but I'm going to read this.

21 "No one subsidy can solve the affordable housing
22 problem. Rather, a combination of programs, including tax
23 credits, housing trust funds, local zoning decisions, and public
24 land contributions can help affordable housing get built."

25 So I'm sure we're exercising a lot of that, but a lot

1 of residents, I believe, the ones that we see, when they come
2 on, they say to the Zoning Commission, "We can do the affordable
3 housing." The way I interpret it, we can do affordable housing
4 in one swat. The Zoning Commission can do one thing and get
5 affordable housing. And I don't think that's necessarily true.

6
7 It's a lot of tools in the toolbox to help us get down
8 to the 30 percent of that MFI and those kind of levels. But I
9 believe that it's something that I would like to see us look at,
10 even in our design review. I know that, and I'm just asking. I
11 know there may be some other caveats that come into play. That's
12 why I want to make sure that we have a group, just to look at
13 our narrow scope, that we have somebody from the development
14 community.

15 The other night, I recruited these three people, and
16 I'm going to call their names. Douglas Development, Mr. Paul
17 Millstein. He mentioned that he would help. Chairman Daniels
18 of ANC 6-D -- I think it's 6-D. And Coy McKinney. Here's the
19 thing. We come to the Zoning Commission and say we're not doing
20 something, and it's probably something, as my colleagues already
21 mentioned to the point, it's probably something we could do or
22 something we can re-look at and see if we can get deeper, but
23 there's also a price that comes.

24 So that's why we need somebody from the development
25 community and somebody from the community who are affordable

1 housing advocates. And again, I know we have a whole lot of
2 groups. I'm not trying to add to the group. I just want us to
3 look at our little narrow scope to see if we have exhausted and
4 pushed as much as we can. And I know it might be gradual that
5 we have to get there, but I would at least like for us to make
6 the attempt.

7 Now, Ms. Steingasser, I know this is probably a way-
8 out-of-the-window ask, but I would throw that out there. I know
9 you have affordable housing expert, Mr. Rogers, and I know we
10 have a lot of great planners. So I'd like for us to push a little
11 more and see how we can do that. And I'm not necessarily trying
12 to pick who's on the group, but these are some of the people who
13 come to ask the Zoning Commission coming up with more affordable
14 housing.

15 So what I'd like to do is take that task and give them
16 the task back and help us figure out all of the nuances that go
17 along with that. Is that something that's maybe workable or
18 doable, Ms. Steingasser?

19 MS. STEINGASSER: We can coordinate with the various
20 government agencies that work with affordable housing that have
21 the various programs, and we can bring back a presentation to the
22 Zoning Commission as a starting point that talks through the
23 various -- we call it continuum of housing and affordability, and
24 where the Zoning Commission actions and inclusionary zoning sit
25 within that continuum.

1 And there is a point at which, you know, the deeper you
2 go in terms of MFI or the higher the percent of set-aside, there
3 is a breaking point where public monies have to be used in some
4 way or another to keep a project whole and to avoid
5 disincentivizing housing construction altogether. And so we want
6 to be careful about that, but I think we can, as a starting point,
7 bring together a presentation or a work session with the Zoning
8 Commission to talk through the various housing programs and the
9 targets that they aim at from, you know, from transitional
10 supportive housing all the way up to, you know, this bull market
11 rate, and everything in between. Senior, affordable, high-tech,
12 low-income housing tax credits.

13 There's all kinds of housing programs, and I think we
14 can work with the HCD and their expertise and bring together,
15 like I said, a presentation to just kind of set the stage. And
16 then we will continue to look, as I'm hearing this evening, at
17 the IZ standard program and at the IZ Excel program.

18 CHAIRPERSON HOOD: Well, I appreciate that, Ms.
19 Steingasser. I do not want to complicate it. I do not want
20 people to start not continuing to build here in the City. And I
21 don't want to put a whole lot of red tape, but I want to make
22 sure, at least the zoning part of it, we're doing as much as we
23 can. And that's why I wanted to make sure I had the people who
24 are putting the money up as well get involved.

25 It's easy for me to show up and say, "Do some affordable

1 housing." But Anthony Hood hasn't brought not one dime to the
2 table. But I also know that there are tools in place that we
3 can try to get as, you know, Anthony Hood don't have the money.
4 There's a lot of us that don't have, and I include myself in that
5 group. So hopefully nobody's saying, "Well, Anthony Hood said."
6 No, Anthony Hood don't have the money.

7 So what I'm trying to do is see what we can do, all we
8 can do to get to where residents are calling us, calling out
9 (indiscernible). And I know it's an exercise. That's why I
10 looked at these three, and I would like for us at some point to
11 work with these three, because I think they represent different
12 aspects and, as you mentioned, different government agencies,
13 those experts.

14 But let's start looking at it to see all we can do from
15 a zoning point. Not to cut it off, as we want to continue to
16 have building and affordable housing. We don't want people to
17 go to Boston and other places. We want them to do it right here
18 in the City. Let's see what we can do also to help minimize and
19 help compound on getting some more affordable housing.

20 So thank you, Ms. Steingasser, for your answer. I
21 appreciate it. I guess we'll add this to the list, and I don't
22 know how quickly we can do this, but we'll see, because right
23 now, RA-1 is really important. All of it's important, but RA-1
24 right now, to me, and I'm sure others, is very important. But I
25 appreciate the (indiscernible) and affordable (indiscernible),

1 and that's all I have to say.

2 Is there anything else, Commissioners? Does anybody
3 disagree with the way that all of us have said we're going to
4 go? And you can disagree with me, or Commissioner Miller, or
5 anybody. I think all of us have some potential asks, and we just
6 have to have that discussion.

7 All right. Anything else, Ms. Steingasser?

8 All right. I want to thank OP for giving us that
9 review, and I'm hoping that when we do start having those
10 presentations, Ms. Schellin, I don't know, you know, I would have
11 to check with Mr. Tondro, but some of the people who come always
12 and get on us about making affordable housing, I would hope they
13 would tune in that night, even though it's not about a specific
14 case, but I think if we're bringing all this education to the
15 table, I think not just the Zoning Commission needs to be educated
16 on some of this, but I would like for -- not that they comment,
17 and I'm not trying to have a hearing, that they be in the -- we
18 invite them to the waiting room to listen. So that's where I
19 am.

20 All right. Anything else tonight?

21 MS. SCHELLIN: No, sir.

22 CHAIRPERSON HOOD: Okay. I want to thank the Office
23 of Planning for everything, and thank my Commissioners, my
24 colleagues in the Commission, and everyone who participated
25 tonight. Let me open up and see where we meet again. I think

1 we meet -- we have a continuation of a meeting on Monday, this
2 coming Monday, at -- we didn't change the time, so I think it's
3 still this coming Monday at 4:00 p.m.

4 So colleagues, I thank you again for the meeting, and
5 if you don't have anything else, this meeting is adjourned, and
6 we will meet Monday. Good night.

7 (Whereupon, the above-entitled matter went off the
8 record at 4:35 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: 03-25-21

Place: Teleconference

was duly recorded and accurately transcribed under my
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