

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

-----:  
IN THE MATTER OF: :  
 :  
District of Columbia Housing : Case No.  
Authority -- Text Amendment : 07-08C  
to Subtitle C 718.3 and :  
718.7(a) re: Extending :  
Expiration Dates for :  
Certificates of Occupancy for:  
Temporary Surface Parking :  
Lots in the Proximity of :  
Nationals Ballpark :  
-----:

Monday,  
April 22, 2019

Hearing Room 220 South  
441 4th Street, N.W.  
Washington, D.C.

The Public Hearing of Case No. 07-08C by the  
District of Columbia Zoning Commission convened at 6:30  
p.m. in the Jerrily R. Kress Memorial Hearing Room at 441  
4th Street, N.W., Washington, D.C., 20001, Anthony J.  
Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson  
ROBERT MILLER, Vice Chairperson  
MICHAEL G. TURNBULL, FAIA, Commissioner (AOC)  
PETER G. MAY, Commissioner (NPS)  
PETER SHAPIRO, Commissioner

OFFICE OF ZONING STAFF PRESENT:

**NEAL R. GROSS**  
COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy Director, Development  
Review & Historic Preservation  
STEPHEN COCHRAN

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

MAXIMILIAN TONDRO, ESQ.

The transcript constitutes the minutes from  
the Public Hearing held on April 22, 2019.

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

6:30 p.m.

CHAIRMAN HOOD: Good evening, ladies and gentlemen. This is the public hearing of the Zoning Commission for the District of Columbia.

Today's date is April 22, 2019. My name is Anthony Hood. We're located in the Jerrily R. Kress Memorial Hearing Room.

Joining me this evening are Vice Chair Miller, Commissioner Shapiro, Commissioner May and Commissioner Turnbull. We're also joined by the Office of Zoning staff Ms. Sharon Schellin, Office of Attorney General Mr. Tondro, Office of Planning Ms. Steingasser and Mr. Cochran.

This proceeding is being recorded by a court reporter. It's also webcast live.

Notice of today's hearing was published in the DC Register and copies of that announcement are located on the wall near the door.

The hearing will be conducted in accordance with provisions of 11 DCMR Chapter 5 as follows, preliminary matters, presentation by the petitioner, Office of Planning, reports of the government agencies, report of the ANC, organizations and persons in support, organizations and persons in opposition, and organizations and persons who are undeclared.

1           The following time constraints will be maintained  
2 in this meeting. The petitioner has up to -- presentation  
3 up to 60 minutes, but I think this record is pretty much  
4 complete. Unless there are any outstanding issues I would  
5 rather that we proceed with us asking our questions. So we  
6 don't necessarily need a presentation unless someone just has  
7 one that they worked on so hard that they want to give it to  
8 us you can. Organizations, five minutes. Individuals, three  
9 minutes.

10           All persons wishing to testify before the  
11 Commission in this evening's hearing are asked to register  
12 at the witness kiosk. Also the staff will be available  
13 throughout the hearing to discuss procedural questions.

14           Please turn off all electronic devices at this  
15 time so as not to disrupt these proceedings.

16           At this time the Commission will consider any  
17 preliminary matters. Does the staff have any preliminary  
18 matters?

19           MS. SCHELLIN: The staff does not have any  
20 preliminary matters. I don't know that the petitioner has  
21 any either. So I think you're ready to proceed with your  
22 questions.

23           CHAIRMAN HOOD: Okay. So we will hear from DCHA  
24 and then we will go to the Office of Planning in that order.  
25 So if you all want to come forward.

1           You can really just introduce yourselves. Again,  
2 unless you just have a presentation you want to give us.  
3 Okay, but if you all can just go ahead and introduce  
4 yourselves and we'll go from there.

5           MS. VAIAS: My name's Emily Vaias with Ballard  
6 Spahr representing the applicant.

7           MS. HAUN: Ashley Haun with Ballard Spahr.

8           MS. SMYSER: Kerry Smyser with DC Housing  
9 Authority.

10          MS. LIEDSTRAND: Chelsea Liedstrand, DC Housing  
11 Authority.

12          CHAIRMAN HOOD: Okay. Let me first say good  
13 evening. We don't necessarily again need a presentation  
14 unless my colleagues feel otherwise. I think the record is  
15 pretty complete.

16          So if you could -- I want to give you an  
17 opportunity if you want to give us one. If not you can just  
18 answer our questions.

19          MS. VAIAS: We're happy to answer questions. We  
20 just do have slides. I know there were some questions last  
21 time about the status of the redevelopment here and bringing  
22 residents back and things like that. So we just have a  
23 couple of slides to help explain that should you all want to  
24 hear.

25          CHAIRMAN HOOD: So, I think that is important

1 because that would help me cut down on at least two of my  
2 questions looking at the ANC letter. I know it hasn't been  
3 20 years like they said in the ANC letter. I think it's been  
4 more like 16.

5           Anyway, we will -- can you touch on some of those  
6 points? I think that would be more advantageous to us.

7           MS. SMYSER: Okay. So as of today the Housing  
8 Authority has completed six of the nine phases. So starting  
9 with Capper Senior Building I which is 162 units. And then  
10 400 M Street which is 138 units, that building.

11           Both of those buildings are all affordable  
12 buildings and totally public housing.

13           We have 12 units that are located offsite at  
14 Kentucky Courts which are completed. Townhomes I and II are  
15 done. The Bixby or formerly known as Square 882 North is  
16 completed. That's a 195-unit building with 156 market rate  
17 units and 39 public housing units.

18           Harlow which delivered this past March, so a month  
19 ago is completed. That building is 179 units with 143 market  
20 rate units and 36 public housing for a total of 473 of the  
21 707 public housing units that were committed by the Authority  
22 in 2001.

23           So we have 234 units to go. We are currently in  
24 -- we're currently talking in negotiations with our developer  
25 on Square 767 and we have a request in to HUD which gives us

1 authorization to actually sell a portion of this square to  
2 the developer. And then those proceeds will be used towards  
3 developing the affordable housing.

4 Squares 768, 739 and 882 South are all in  
5 planning. The Housing Authority has hired a master planner  
6 to go back, look at how we bring back the mixed income and  
7 market units online and we're going to look at the financing  
8 in order to attract lenders and debt and equity providers a  
9 little more faster so we can finish this project.

10 MS. VAIAS: And there's a map as well that you can  
11 see the properties if you want to run through that for them.  
12 So you can visually see.

13 MS. SMYSER: Okay. So starting to your right at  
14 the top you see Capper Senior Building. That was Square 880.  
15 That was completed in 2005.

16 Then beneath that in the orange we have the Capper  
17 Community Building which was completed back in like 2014,  
18 2015.

19 The Bixby which delivered in December 2016 which  
20 is 195 units.

21 Then as we go over you see Squares 797 through  
22 800, 824 through 825 South. Those are the townhome units  
23 known as Capitol Quarter I and II. They have for sale home  
24 ownership and public housing units.

25 Square 825SB is known as 400 M Street. That's 138

1 units of public housing.

2           And then as you go to the left, what's left we  
3 have the Harlow which I talked about and has delivered last  
4 month. And then we have the balance of what's left to  
5 develop.

6           So, in the red you have Square 739 and you'll see  
7 a little red box above it. Those are the number of units  
8 that we told HUD a few years ago that we planned to develop  
9 on that site.

10           But as we go back and do the master planning those  
11 numbers most likely will change. So Square 739 and as we  
12 move east Square 768 and then 882 South are also in that  
13 master planning.

14           MS. VAIAS: Okay. And then we also have some  
15 quick slides to show you the outreach that has been done to  
16 the prior residents and how that process works through which  
17 I believe you had all asked about last time we were here.

18           So, I'll let Chelsea do that.

19           MS. LIEDSTRAND: So, if you look at the slide  
20 there -- oh, it had the animation. I'm sorry about that.

21           I have a step by step process of how the Housing  
22 Authority works with all of the residents through relocation  
23 and reoccupancy of a development.

24           I don't know if you want me to go through all 10  
25 steps but I can give you like an overview.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



1           We, DCHA keeps contact with all of the residents  
2 that have moved from the Capper/Carrollsborg site back in  
3 2006. So we keep track of them through our database which  
4 is through the Housing Authority's mainframe database.

5           But then the Office of Capital Programs also  
6 manages an additional database that tracks each resident.

7           Quarterly we will send out updates to residents  
8 about the developments that have occurred. So from 2006 to  
9 date we have kept all of the residents abreast of the  
10 development that's coming online, meetings, opportunities to  
11 return to the site.

12           To give you an idea of how we actually facilitate  
13 that about six months before a property will be delivered  
14 we'll send out a letter to residents who have not yet  
15 returned to the site and let them know that an opportunity  
16 is coming available.

17           At that time then we will schedule a meeting where  
18 we can all congregate in a place, talk to them about the  
19 building that's coming available, the amenities, the bedroom  
20 sizes, et cetera, to get residents excited, interested and  
21 let them know that this is coming about.

22           About four months before the building is delivered  
23 we'll send out another letter to residents saying if you're  
24 interested in applying to this property please contact the  
25 Office of Capital Programs. We have a specific team that's

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 dedicated just to the relocation and reoccupancy of families  
2 at the Housing Authority.

3           And they will reach directly out to them, get on  
4 a waiting list and at that point DCHA starts to (a) vet the  
5 families for eligibility, and (b) try to identify any  
6 barriers that might occur to prevent them from coming back  
7 to the site.

8           So in that time frame we will also look to a human  
9 capital consultant to assist us with any issues that may  
10 occur with residents. So they're like a level of support,  
11 layer of support for the residents to help with maybe credit  
12 issues, or maybe they owe a balance to the Housing Authority,  
13 perhaps there's some criminal history that has the  
14 opportunity to be expunged.

15           Whatever the issues are we try to facilitate  
16 assistance to the residents within a time frame that actually  
17 actionable events can happen to help them return to the site.

18           So, now we're getting down to we'll say three  
19 months before the property comes available. As I mentioned  
20 before we have a service provider that at that point we will  
21 have contracted.

22           And then the relocation staff at the Housing  
23 Authority and the contractor will go through a series of  
24 meetings. And we call them workshops with residents to kind  
25 of prepare them for the new property they're moving into.

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 The lease is going to be different. The rules are going to  
2 be different. Housekeeping will be different.

3 Downsizing and kind of changing how you live in  
4 a smaller unit is going to be different. Your neighbors are  
5 going to be different. And so we try to prepare the  
6 residents for that, walk them through the application  
7 process.

8 Once they're approved at the site where they'll  
9 be returning then the relocation staff at the Housing  
10 Authority facilitates their move from making sure that  
11 they're packed, moved in and ready to go.

12 Is there any additional -- yes, we went over this  
13 before.

14 So to date we have out of the 682 families that  
15 were relocated from Capper in 2006 101 of those families have  
16 passed. Two hundred and twenty-five families have had their  
17 rights revoked. And so that means that they've been evicted  
18 from public housing for not complying with their lease or  
19 whatever other issue has occurred.

20 To date we have 255 families remaining outstanding  
21 of the eligible 682 and we have returned 102.

22 CHAIRMAN HOOD: So, every time I -- and not just  
23 with Capper. A lot of the Housing Authority's properties  
24 I've heard it's like almost a tale of two different ways this  
25 is going on.

1           When we hear from the public -- let me ask this  
2 first. What was her name, Adrienne Todman?

3           MS. SMYSER: Yes, the former executive director  
4 was Adrienne Todman.

5           CHAIRMAN HOOD: How long has she been gone?

6           MS. SMYSER: She left in June of 2017.

7           CHAIRMAN HOOD: Okay, so I must be out of the  
8 loop. Who is the new director?

9           MS. SMYSER: Tyrone Garrett.

10          CHAIRMAN HOOD: He's relatively new, right?

11          MS. SMYSER: He came October 2017.

12          CHAIRMAN HOOD: But I mean, you all have sat  
13 through some of those hearings I'm sure. You've heard it.  
14 You've heard the different reports we get.

15                 It's like Housing Authority is having one meeting  
16 over here and the community is doing something over here.  
17 When I hear what the Housing Authority is saying it sounds  
18 very prevalent, it sounds good to me.

19                 But then when I hear what the people are saying  
20 is actually happening then I'm trying to figure out okay,  
21 somewhere in lies the truth. And I'm not saying anybody is  
22 telling stories, it's the perception, it's how we perceive  
23 it. How we perceive it becomes our reality.

24                 So I'm just concerned about those numbers, about  
25 returning. How do people get revoked? If we could put that

1 back up. How do people get revoked?

2 Because one of the things I know the discussion  
3 that I specifically had with Ms. Todman at the time and I  
4 don't think it's been changed was making sure -- and I've  
5 heard you say a little bit about how we're making sure people  
6 are ready, if they have criminal see if we can get it  
7 expunged. I've heard that. That was the next slide, the one  
8 with the numbers. The next one. I'm not sure where you  
9 were. Yes.

10 So, since the inception of this whole PUD, this  
11 whole project, 101 people have passed. Or families. I guess  
12 the head of households.

13 MS. LIEDSTRAND: Head of household.

14 CHAIRMAN HOOD: Okay. Right to return revoked.  
15 What does that mean?

16 MS. LIEDSTRAND: So that basically means that they  
17 have been removed from public housing, evicted from public  
18 housing for not complying with their lease or their criminal  
19 history.

20 CHAIRMAN HOOD: But that would have happened  
21 whether the project was still going -- whether they were  
22 still there or not, right?

23 MS. LIEDSTRAND: Correct.

24 CHAIRMAN HOOD: Okay. Right to return satisfied.  
25 So you have 102. So we have 255 families that are still

1 outstanding and we're keeping up with the database. I know  
2 those are some of the questions that we asked in a lot of  
3 Housing Authority cases.

4 Because I know some people don't want to return.  
5 Am I correct in saying that?

6 MS. SMYER: That's right.

7 CHAIRMAN HOOD: Some people don't want -- I'm  
8 catching on to some of this. Some people don't want to  
9 return.

10 I'm more concerned about the folks that want to  
11 return that may have a criminal record. And it was my  
12 understanding back then is that the Housing Authority was  
13 going to work with them to make them eligible. Did I miss  
14 something?

15 MS. LIEDSTRAND: Well, no. And so we do. And I  
16 think -- that's what I was speaking to earlier about the  
17 human capital provider.

18 So what we've found is that there does need to be  
19 a lapse of time where residents are actually getting prepared  
20 to come back. And we want to make sure that we give them an  
21 opportunity.

22 For instance, with the Capitol property because  
23 we do know that we have three more squares that we're going  
24 to develop the continuous outreach to the residents, we  
25 continue to let them know that, okay, so the Harlow is being

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

1 delivered now. Like currently we are taking applications for  
2 families to come back to the Harlow that are former Capitol  
3 residents.

4 But then if they have issues or there's concerns  
5 we say this is not the last property. There's another  
6 property coming along down the pipeline. And we connect them  
7 with people to help them get to a place where they're  
8 eligible.

9 CHAIRMAN HOOD: We knew going into this when that  
10 first came to the Commission, we knew that changing this  
11 whole community was going to take a while.

12 I looked at the ANC -- got some feedback. And  
13 looking at the ANC's letter it looks like they are kind of  
14 disenchanted a little bit in the process. But I don't know,  
15 you know, I'm not a good judge on whether it's timely. I do  
16 know we're changing a whole neighborhood and we knew that  
17 going in when we first started, whenever we first started.  
18 Because I think I have been here for the whole process.

19 But either way, okay. Let me open it up. Any  
20 questions or comments? Commissioner May.

21 COMMISSIONER MAY: I just have one question. It's  
22 not really too related but it's hard to avoid the question  
23 since I drive by there all the time or ride by there all the  
24 time. What's happening with the senior building now that  
25 it's been destroyed and most of it's been demolished but you

1 have the stair towers left.

2 MS. SMYSER: Yes, we have the elevator shaft and  
3 the stair tower and the mechanical room left.

4 We are going to rebuild and so right now we're  
5 just doing our predevelopment work. We intend to start  
6 construction in the summertime.

7 COMMISSIONER MAY: So what happened -- how many  
8 of those households actually might have been in this list  
9 that we see on the slide we're looking at now. Of the 682  
10 were any of them seniors who wound up in that building?

11 MS. SMYSER: Yes, there could have been. When we  
12 did the senior building we actually moved the seniors just  
13 once.

14 So we built the new senior building and moved them  
15 from 601 L Street right into their new building.

16 COMMISSIONER MAY: So those numbers aren't even  
17 really reflected here at all.

18 MS. SMYSER: Yes, so they really weren't  
19 relocated, they were just moved into their brand new unit.

20 COMMISSIONER MAY: Right. Well, you might want  
21 to include that in your statistics. It would make your  
22 statistics look better. I mean, why not.

23 MS. SMYSER: You're right.

24 COMMISSIONER MAY: You rehoused them and you did  
25 it with essentially what you would call now the build first

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)



1 strategy, right?

2 MS. SMYSER: That is correct.

3 CHAIRMAN HOOD: Mr. Turnbull.

4 COMMISSIONER TURNBULL: Thanks, Mr. Chair. With  
5 all your new master planning when do you see your -- when  
6 will you be coming back to the Zoning Commission?

7 MS. SMYSER: Well, we anticipate coming to the  
8 Zoning Commission on Square 767 towards the end of this year.

9  
10 And then on the rest of the parcels I would say  
11 probably sometime in 2020.

12 COMMISSIONER TURNBULL: 739.

13 MS. SMYSER: Yes, 739, 768 and 882 South.

14 COMMISSIONER TURNBULL: Okay. All right, thank  
15 you.

16 CHAIRMAN HOOD: Vice Chair Miller.

17 VICE CHAIR MILLER: Thank you, Mr. Chairman and  
18 thank you for all the information that you've provided and  
19 for working with the ANC on the construction, post  
20 construction agreement that I understand was an issue that  
21 they had and you've been responsive to.

22 So, on this slide the right to return outstanding,  
23 the 255. Do you know where the heads of household are? Do  
24 you know where they all are?

25 MS. LIEDSTRAND: Yes.

1 VICE CHAIR MILLER: Okay. Those are the people  
2 who you communicate with when you know that projects are  
3 coming online. Okay, thank you.

4 CHAIRMAN HOOD: How do you keep that updated? I  
5 want to see if I remember. How do you keep that updated?  
6 How do you stay in touch with them, know where they are?

7 MS. LIEDSTRAND: Well, we have a list of  
8 everybody, their names, and then we have a database. So I  
9 have a special tool that IT created for me so I can go in and  
10 put like a property or former property and it will populate  
11 all of the people that were there or are there or have  
12 returned.

13 CHAIRMAN HOOD: So they move --

14 MS. LIEDSTRAND: It's kind of complicated, but it  
15 will show me like their old address and it will also show me  
16 their new address.

17 CHAIRMAN HOOD: So, let me ask because this came  
18 up previously. My memory is coming back. So they do call  
19 and update their information.

20 MS. LIEDSTRAND: Yes. So my staff will call  
21 annually --

22 CHAIRMAN HOOD: Three months.

23 MS. LIEDSTRAND: No, like annually to check in,  
24 to make sure that the information hasn't changed.

25 But because we also reach out I would say

1 quarterly if we get a return address or something like that  
2 it's usually due to a typo. Like maybe we didn't have an  
3 apartment number.

4 We do also tell residents when we're at the  
5 meetings it's really incumbent upon them to let us know if  
6 their phone number changes. Because we have their addresses,  
7 but if their phone number changes, or their email changes  
8 unless they come when we have the sign-in sheets and we ask  
9 them to update their information. If they don't come to  
10 those meetings, if they don't respond to our letters, if  
11 they're not going to like an ANC meeting or something like  
12 that then we have no way of updating that information.

13 CHAIRMAN HOOD: So some of the onus is on them as  
14 well.

15 MS. LIEDSTRAND: Absolutely. As long as they're  
16 -- oh, sorry.

17 CHAIRMAN HOOD: And you do it yearly.

18 MS. LIEDSTRAND: Yes.

19 CHAIRMAN HOOD: You contact them yearly.

20 MS. LIEDSTRAND: Annually.

21 CHAIRMAN HOOD: So I know the ask from this  
22 Commission, I don't know if it was this case, but I know the  
23 ask was that we do it a little more frequently. I know that  
24 was an ask. But if you can assure me that yearly is -- what  
25 we were hearing is that people get lost in the pipeline,

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)

1 don't know where they are.

2 I understand about the ones who don't want to come  
3 back. They've moved on and want to try to do something else  
4 as opposed to come back. They like where they are. Some of  
5 them do like probably wherever they're located.

6 But one of the concerns that I've always had and  
7 what I've heard from the public was that they get lost.

8 MS. LIEDSTRAND: So, to that --

9 CHAIRMAN HOOD: Even with the database.

10 MS. LIEDSTRAND: And I would disagree with that.  
11 To that point if a customer is receiving services from us  
12 either in public housing or through the voucher program we  
13 absolutely know where they are because we're paying for their  
14 subsidy.

15 CHAIRMAN HOOD: Okay.

16 MS. LIEDSTRAND: Now, if a family is removed from  
17 the system that would be incumbent upon them to let us know  
18 where they are at a point in time. But as long as they are  
19 customers of the Housing Authority we know exactly where they  
20 are.

21 CHAIRMAN HOOD: So, I guess the example I'm using,  
22 I always think about Temple Courts. And I probably shouldn't  
23 -- maybe I shouldn't go to that because I always think about  
24 what the city did when it goes back to that development.  
25 Some others may know more about that than I do.

1 I know those are some of the concerns we hear, but  
2 I think you've satisfied my concern.

3 All right, anything else up here? Vice Chair  
4 Miller.

5 VICE CHAIR MILLER: Just one thing. Thank you,  
6 Mr. Chairman. So we haven't said it publicly but it's  
7 obviously in our record. This is an application for an  
8 extension of temporary surface parking lots on the sites that  
9 have not yet been developed.

10 And I think I saw in the photographs it looked  
11 like there were three parking lots. They may encompass more  
12 than one square, I don't know, but it looked like there were  
13 three surface parking lots which are used by patrons I guess  
14 of the Nationals Ballpark nearby.

15 So, my question is -- and this is unrelated too,  
16 but just out of curiosity, did the Housing Authority get  
17 revenue from -- I assume they get revenue from the operators  
18 or from the Nationals or from the operators of those parking  
19 lots.

20 MS. SMYSER: We get revenue from, yes, the  
21 Nationals and the operator. So the operator actually is an  
22 agent of the Housing Authority. So the Housing Authority  
23 hires an operator. Our current operator is U Street Parking.

24 VICE CHAIR MILLER: Is what?

25 MS. SMYSER: U Street Parking. They will send us

1 all the monies that they've collected each month and then we  
2 will pay them their fee. And then the rest of the money goes  
3 into a designated account for Capper/Carrollsborg  
4 predevelopment. And so that's the money that the Housing  
5 Authority uses to do all the predevelopment activity before  
6 we close on construction financing.

7 VICE CHAIR MILLER: And what is the net amount of  
8 revenue after you pay the fees that goes into that account  
9 on an annual basis?

10 MS. SMYSER: So, when we had all of the parking  
11 lots we were generating about \$2 million a year. And now  
12 it's down to a little over six, seven hundred thousand  
13 dollars.

14 VICE CHAIR MILLER: Which goes you said into an  
15 account for --

16 MS. SMYSER: It's a designated account at the  
17 Housing Authority, yes.

18 VICE CHAIR MILLER: For maintenance?

19 MS. SMYSER: No, it's just for predevelopment.

20 VICE CHAIR MILLER: Predevelopment, okay. Thank  
21 you.

22 CHAIRMAN HOOD: All right. Thank you all for  
23 answering our questions. Any other questions up here? Okay.

24 Let's go to the Office of Planning.

25 MR. COCHRAN: Thank you, Mr. Chair. OP stands on

1 the record and recommends you approve the extensions.

2 CHAIRMAN HOOD: All right. We've heard the  
3 recommendation of the Office of Planning. Any questions of  
4 Mr. Cochran? All right.

5 Do we have any other government reports? And I  
6 do have the ANC letter. I kind of talked -- most of my  
7 questions came from the ANC letter. They did support it, but  
8 I think you all have read why they supported it. But again,  
9 so. A lot of my questions came from that because if you're  
10 coming back and whenever, I forgot the dates you said you're  
11 coming back.

12 You know, continue to do what you're doing, making  
13 sure -- so we're going to hear those two -- I'd like to hear  
14 one story, that everybody is working in tandem. Let's just  
15 try to get closer than where we've been. That's all I'm  
16 asking for. I think that's all all of us are going to ask  
17 for.

18 So anyway, I don't think we need to go over the  
19 ANC letter. The ANC letter did support it. It had a caveat.  
20 I wasn't too sure about the condition. Was there a condition  
21 that you all agreed to?

22 MS. SMYSER: Yes. We agreed to before any  
23 construction begins that we would go to the community and  
24 give them an update. I believe that we would not have any  
25 early hours, early construction hours.

1 CHAIRMAN HOOD: So everybody is fine with that  
2 condition.

3 MS. SMYSER: Yes. That's actually a condition  
4 that we've had on all of our squares with the ANC.

5 MS. VAIAS: And that's in the PUD case.

6 CHAIRMAN HOOD: In the first --

7 (Simultaneous speaking)

8 MS. VAIAS: -- this text amendment case.

9 CHAIRMAN HOOD: Okay. And I think Office of  
10 Planning has advised us to keep it where it is. I think, I'm  
11 not sure. There was something about that condition I  
12 remember. I'm trying to go off the top of my head which is  
13 dangerous.

14 Okay. Any other questions of the Office of  
15 Planning? I did that. Government agencies, we didn't have  
16 anymore. Okay.

17 Again, I talked about the ANC report. Does  
18 anybody have it handy because I don't? But I do know that  
19 they supported it with the reason why they supported it which  
20 is in that letter. Because they didn't think you all were  
21 ready to move forward with the other projects so that's how  
22 they supported it. I don't want to slight them in their  
23 support.

24 Do we have any organizations or persons who are  
25 in support? Organizations or persons who are in opposition?



1 Any organizations or persons who are here who are undeclared?  
2 Okay.

3 Commissioners, we have this -- I think it's pretty  
4 straightforward. We've heard the presentation. Well, the  
5 questions that we asked I think were sufficiently -- asked  
6 for. We do note the ANC's concerns and hopefully -- and also  
7 I just want to mention the ANC, this ANC said right now that  
8 they would not support another extension. I think you all  
9 saw that. Okay, so anyway.

10 All right. Anything else, Commissioners? Is this  
11 ready? Are we ready? Okay, somebody like to make a motion?

12 COMMISSIONER SHAPIRO: Mr. Chair, I move that we  
13 take proposed action on case number 07-08C, DCHA Text  
14 Amendment to Subtitle C Section 718.1-718.3 and 718.7(a)  
15 Extension of Temporary Parking Lots. Look for a second.

16 VICE CHAIR MILLER: Second.

17 CHAIRMAN HOOD: Okay, it's been moved and properly  
18 seconded. Any further discussion? All in favor.

19 (Chorus of ayes)

20 CHAIRMAN HOOD: Any opposition? Not hearing any,  
21 Ms. Schellin, would you please record the vote.

22 MS. SCHELLIN: Yes. Staff records the vote 5-0-0.  
23 Commissioner Shapiro moving, and I'm sorry, I did not hear  
24 who seconded. Commissioner Miller seconding, Commissioners  
25 Hood, May and Turnbull in support. And that was to approve

1 for proposed action. And we will get a proposed rulemaking  
2 published and then put this on for final action once that 30-  
3 day comment period has passed.

4 CHAIRMAN HOOD: Okay. Does anybody have anything  
5 else? Ms. Schellin, do we have anything else?

6 MS. SCHELLIN: Nothing else.

7 CHAIRMAN HOOD: All right. Again, I want to thank  
8 the ANC and the DCHA and all involved for coming to where we  
9 are to move this forward. You have something else you wanted  
10 to add?

11 MS. VAIAS: Just to make sure that the PUD  
12 extension then gets scheduled. That was deferred until the  
13 text amendment was done.

14 MS. SCHELLIN: It will come up at the time of  
15 final action on this case.

16 MS. VAIAS: Okay, thank you.

17 CHAIRMAN HOOD: So we're all on the same page?  
18 All right, so with that I'm going to thank everyone for their  
19 participation. This hearing is adjourned.

20 (Whereupon, the above-entitled matter went off the  
21 record at 7:00 p.m.)  
22  
23  
24  
25

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: 04-22-19

Place: Washington, DC

was duly recorded and accurately transcribed under  
my direction; further, that said transcript is a  
true and accurate record of the proceedings.

  
-----  
Court Reporter

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

[www.nealrgross.com](http://www.nealrgross.com)