# ANC 3/4G Fall 2021 Information Exchange Series

## Thursday, October 21, 2021

**Session 3: "*Nonprofit Developers & Architects: How Do They Finance and Build Affordable Housing in the District? What Will It Take It Take to Bring Signficant Affordable House to Chevy Chase, DC?*" with Susanne Slater, President & CEO, Habitat for Humanity of Washington, DC, and Michael Marshall, President & CEO, Michael Marshall Design, LLC**

**Commissioner Chang (3/4G-05) as host/moderator
Commissioner Gore (3/4G-01) present
Commissioner Speck (3/4G-03) present
Commissioner Zeldin (3/4G-04) present
Commissioner Gosselin (3/4G-06) present**

## Q&As and Chat

**CHAT LOG**

18:46:17 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
    WELCOME!! to the ANC 3/4G Fall 2021 Information Exchange Series!

You are joining Session 5: "Nonprofit Developers & Architects: How Do They Finance and Build Affordable Housing in the District? Can They Bring Significant Affordable Housing to Chevy Chase, DC?" with ANC 3/4G residents Susanne Slater, President & CEO, Habitat for Humanity of Washington, DC, and Michael Marshall, President & CEO, Michael Marshall Design, LLC

18:46:49 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:

In the spirit of transparency, please identify yourself by typing your full name. Feel free to add your affiliation if you wish.  To rename yourself, hover the cursor over your photo, click on the three dots on the top right corner, and scroll down to "rename."

18:46:59 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:

Use the Q&A to ask questions. Use the chat to make comments addressed to either the host/panelists or to everyone.

18:47:15 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
This panel session is being recorded and will be uploaded to the ANC website (anc3g.org).

18:47:36 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
The "Announcements" page for this series has links to video recordings of previous sessions as well as Zoom log-in and call-in details for upcoming sessions. Book mark the announcement page here: https://anc3g.org/agenda/announcement-info-exchange-series-re-input-on-chevy-chase-small-area-plan/.

18:47:49 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
Our 6th info exchange session will take place next Thursday, Oct 28th starting at 7 pm. Details forthcoming. Please mark your calendars.

18:48:00 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
Good evening. Thank you for joining us. Please read the guidance above.

Tonight's ANC 3/4G hosted Information Exchange Session 5 is on the topic of: "Nonprofit Developers & Architects: How Do They Finance and Build Affordable Housing in the District? Can They Bring Significant Affordable Housing to Chevy Chase, DC?" with ANC 3/4G residents Susanne Slater, President & CEO, Habitat for Humanity of Washington, DC, and Michael Marshall, President & CEO, Michael Marshall Design, LLC

18:51:03 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
Here are links to the bios of our speakers:

Susanne Slater: https://dchabitat.org/about-us/staff/

Michael Marshall: https://michaelmarshalldesign.com/about/#team-1310

19:07:11 From Stuart to Everyone:
I can't see the things you just mentioned in the chat. Can you tell me how to reveal them? (sorry for my tech deficit!)

19:16:48 From Carren Kaston to Everyone:
Would you like to build in Ward 3? If so, how do you see that happening? What would you need from the city or others?

19:17:20 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
Please type your Qs into the Q&As function please

19:20:13 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
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You are joining Session 5: "Nonprofit Developers & Architects: How Do They Finance and Build Affordable Housing in the District? Can They Bring Significant Affordable Housing to Chevy Chase, DC?" with ANC 3/4G residents Susanne Slater, President & CEO, Habitat for Humanity of Washington, DC, and Michael Marshall, President & CEO, Michael Marshall Design, LLC

19:20:31 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
In the spirit of transparency, please identify yourself by typing your full name. Feel free to add your affiliation if you wish.  To rename yourself, hover the cursor over your photo, click on the three dots on the top right corner, and scroll down to "rename."

19:20:43 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
Use the Q&A to ask questions. Use the chat to make comments addressed to either the host/panelists or to everyone.

19:20:52 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
This panel session is being recorded and will be uploaded to the ANC website (anc3g.org).

19:21:02 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
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19:21:11 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
Our 6th info exchange session will take place next Thursday, Oct 28th starting at 7 pm. Details forthcoming. Please mark your calendars.

19:21:22 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
Good evening. Thank you for joining us. Please read the guidance above.

Tonight's ANC 3/4G hosted Information Exchange Session 5 is on the topic of: "Nonprofit Developers & Architects: How Do They Finance and Build Affordable Housing in the District? Can They Bring Significant Affordable Housing to Chevy Chase, DC?" with ANC 3/4G residents Susanne Slater, President & CEO, Habitat for Humanity of Washington, DC, and Michael Marshall, President & CEO, Michael Marshall Design, LLC

19:21:33 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
Here are links to the bios of our speakers:

Susanne Slater: https://dchabitat.org/about-us/staff/

Michael Marshall: https://michaelmarshalldesign.com/about/#team-1310

19:23:02 From Carren Kaston to Everyone:
My full name is Carren Kaston - Question for Susanne Slater: Would you like to build in Ward 3? For example, Friendship Heights or Chevy Chase? If so, how do you see that happening? What would you need from the city or others to help make that possible?

19:23:26 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
Please put your question in the Q&A please

19:30:50 From Lisa Gore, ANC 3/4G-01 to Everyone:
Very important distinctions

19:32:24 From Lisa Gore, ANC 3/4G-01 to Everyone:
Glad to hear about your potential partnerships with CLTs

19:32:55 From Lisa Gore, ANC 3/4G-01 to Everyone:
Awesome!

19:33:27 From Daniel Eichner to Everyone:
https://www.historicchevychasedc.org/hccdc-events-talks/picture-the-plan-webinar-recording-now-available/

19:36:54 From Carren Kaston to Everyone:
Can your Zoom participants not see the questions in the Q&A?

19:55:47 From Daniel Eichner to Everyone:
No one is proposing tearing down the existing charming buildings or single family houses. See the Ward3Vision plan for an example of how this might work

19:57:48 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
Here is the Ward3Vision 30-year vision for Chevy Chase, DC that was presented on Oct 6th via HCCDC

19:59:45 From Daniel Eichner to Everyone:
Some subsidized housing is necessary, but in a neighborhood where even modest houses are more than a million bucks, having smaller, less expensive options would be welcome too

20:04:33 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
Please use the chat function to share your thoughts and use the Q&As to ask specific questions. Thank you!

20:05:52 From Daniel Eichner to Everyone:
Assuming Historic District status, silly as it is, would be used to reduce the amount of building, then it would by definition reduce the potential for building affordable housing

20:13:20 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
All, feedback on the Office of Planning's draft Chevy Chase Small Area Plan vision and goals is open until tomorrow, Oct 22nd. Please provide your feedback. Go to: publicinput.com/chevychase

20:19:04 From Daniel Eichner to Everyone:
Thank you Connie for organizing these valuable sessions

20:19:13 From Lisa Gore, ANC 3/4G-01 to Everyone:
Thanks everyone

20:19:30 From Margaret Dwyer to Host and Panelists:
This was very valuable. Thank you very much!

20:20:11 From Stuart to Host and Panelists:
We told all our neighbors, I hope some of them were on!

20:21:40 From Connie K. N. Chang, ANC 3/4G-05 to Everyone:
Thank you everyone for joining us tonight!

20:26:54 From Carren Kaston to Everyone:
Thank you All!

20:27:29 From Stuart to Host and Panelists:
yes, thanks, again. we appreciate it.

**Q&A LOG**

Meghan        7:05 PM
Were those previous sessions recorded and available?

Connie K. N. Chang, ANC 3/4G-05 (You)        7:07 PM
Yes! please see the chat for the announcement page for this series where you can go see all the sessions and find the video recordings.

laing        7:18 PM
How does Habitat acquire properties or land on which to build

This question has been answered live

Carren Kaston        7:19 PM
Would you like to build in Ward 3? If so, how do you see that happening? What would you need
from the city or others?

This question has been answered live

Allen Seeber        7:26 PM
Assuming a qudruplex, possibly in a  duplex building  — picture those on Morrison and
Livingston streets between 39th and Connecticut — how do you propose to assure
"affordability", that is, 30% rent to income.  Doesn't that imply the subsidy posture that the
Bowser administration has avoided at every turn?

This question has been answered live

Carren Kaston        7:26 PM
I'm Carren Kaston. My question is for Susanne Slater. Would you like to build in Ward 3? For
example, Chevy Chase, Cleveland Park, or  Friendship Heights (Lord & Taylor building? bus
depot on Wisconsin Avenue? other?) If you would like to build in Ward 3, how do you see that
happening? What would you need from the city or others to help make that happen? [This is
the 3rd time I've typed this question. I hope this one makes it through the requirements.]

This question has been answered live

Robert Gordon        7:30 PM
Michael, are you refering to tearing down existing housing in the current residential areas and
building new residential construction in its place? How do the economics work?

This question has been answered live

Lee Schoenecker        7:31 PM
IN The District, where does a land trust get the money to puchase the land. If most of the land
trusts are not in Wards 2, 3 and 4, would you get the money in wards 2,3, and 4.

This question has been answered live

Stuart        7:33 PM
What we see all too often here in CCDC is old houses being razed and replaced with bigger
houses crowding the lot lines. When I've asked about doing what you suggest (i.e., making

multi-family houses on those lots instead), I was told zoning would not allow that. So we are being told the only option is to tear down the historic human-scale retail buildings on Connecticut Ave and dramatically increase the residential density there in order to achieve a modicum of the goals for affordable housing in the neighborhood. Why can't we change the rules to spread out the affordable housing and integrate it throughout the neighborhood? Moreover, what we've heard is the types of housing you are suggesting and we were told was desireable to apartment dwellers, is preferable to modern mid-rize buildings on a major thoroughfare.

This question has been answered live

laing        7:42 PM
What is meant by affordable housing - 0-30% of AMI, 30— 50%, 50-80%?

This question has been answered live

Carren Kaston        7:47 PM
Carren Kaston: Are Ms. Slater and Mr. Marshall interested in building on the social housing model in Ward 3?

This question has been answered live


**OPEN Qs**

laing        7:20 PM
Susan mentioned that a recent house required 4 levels of support. What did she mean by that?

Carren Kaston        7:43 PM
Do you have a commitment to a certain amount of deeply / genuinely affordable housing?

Stuart        7:43 PM
For example, at Rittenhouse and Nevada, a large lovely single family home with a huge front yard and a pool in the back yard was razed and is being replaced with an even bigger single family home. It is a block off Western Ave w/ bus line, probably a 15 or 20 minute walk to the Metro. Why couldn't a site like that be redeveloped with greater density?

Barbara Robinson        7:57 PM
If you infill the parking lots where do you put the cars and doesn't the absence of parking discourage people shopping in the neighborhood?

You would like to answer this question live.

Stuart        8:00 PM
Great to build on parking lots. Good to redevelop the Library/Rec Center site, but why can't we look at the single family zoning rules that don't allow the creation of affordable housing integrated throughout the neighborhood? Just because it isn't part of the SAP "Plan", why can't we use the SAP process as a fulcrum to leverage the changes we want to see? To wave it away wastes an opportunity.

Carren Kaston        8:02 PM
Carren Kaston: Not public housing, not voucher housing necessarily. The cornerstone I'm aware of is mixed-income with no one paying more than 30% of their income.

Stuart        8:10 PM
Our personal experience with DC's ability to manage development projects and deliver on their promises has been horrible. Last week, we heard a similar tale from SW DC in this forum. DCRA seems totally unable/unwilling to make developers/contractors actually obtain prior approval for work and then follow the approved plans throughout. We have zero faith that whatever is promised will be delivered in the end.

Barbara Robinson        8:11 PM
Connie, please address my parking question per Susanne's comment about parking as an issue. How will parking be provided if you infill parking lots

This question has been answered live

Barbara Robinson        8:19 PM
Thanks, Connie