



**Testimony of
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Committee of 100 on the Federal City**

to the

DC Council Committee on Finance and Revenue

November 14, 2018

Thank you for the opportunity to testify on the Rhode Island Avenue (RIA) Tax Increment Financing Act of 2018 (Bill 22-0986). This legislation, if enacted, would authorize the issuance of a \$56 Million tax increment financing (TIF) for the redevelopment of the Brookland Manor Apartment Complex and the former Brentwood Village Shopping Center along Rhode Island Avenue NE in Ward 5. I am testifying today on behalf of the Committee of 100 on the Federal City. Founded in 1923, the Committee of 100 is dedicated to safeguarding and advancing historic distinction, natural beauty, and all that makes Washington, DC a desirable and inclusive place to live, work, and play.

If the Council decides to move forward to approve the RIA TIF, it is essential it be subject to certain conditions aimed at assuring that the city benefits by extending a generous subsidy to a private developer. At a minimum, Bill 22-0986 should require:

1. The developer's continued commitment to the guidelines, conditions, and standards set forth in Zoning Commission Orders No. 14-18 and 14-18A (First and Second Stage Approval for a Planned Unit Development of the Brookland Manor Apartment Complex and the former Brentwood Village Shopping Center). This will assure that the developer delivers the affordable housing and other public benefits promised as part of those PUD processes even if the developer opts to extinguish the PUD and proceed with matter of right development.

2. Additional affordable housing over and above what's been promised as part of the Planned Unit Development for the development. This should include a greater number of units that are affordable to individuals and families making incomes at and below 30% of area median income and should include a greater number of family-sized (i.e., 3+ bedrooms) units. In addition, the legislation should include funds to conduct a study that assesses the need for and availability of large family-sized units in each ward of the District of Columbia.

3. The assumptions and conditions underlying any approval of the TIF should be specified in writing, should be publicly available, and should be enforceable in the event of non-compliance.

Thank you for the opportunity to testify.