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NEAR SE/SW COMMUNITY BENEFITS COORDINATING COUNCIL (CBCC)

2018 ANNUAL REPORT

ABOUT CBCC

Mission

CBCC was created in 2006 with 501 (c) (3) status to assist ANC 6D in negotiating for community benefits in the face of massive redevelopment of what is still the largest redevelopment effort in the city. CBCC serves all of ANC 6D's jurisdiction, spanning both east and west sides of M Street from the 14th Street Bridge on the west to the 11th Street Bridge on the east, and south of the National Mall to the fast accelerating development of Buzzard Point. Board membership is open to anyone who lives or works in the community.

Unlike other organizations in the area, CBCC is the only local organization with the explicit mission of ensuring that ANC 6D redevelopment sustains social diversity. According to its bylaws, CBCC has two distinct missions:

- 1) "...to ensure that ANC 6D redevelopment sustains neighborhood diversity...improves residents' quality of life" and "...to participate in negotiating ANC 6D community-benefits agreements..."
- 2) "to address issues such as...creating/maintaining a community or workforce center...maintaining housing diversity...providing quality education and increasing the supply of neighborhood-oriented retail..."

The first requires a working relationship with the ANC. Two ANC 6D Commissioners sit on CBCC's Board, and the Board also periodically reports formally to the ANC. The second mission of CBCC involves critiquing redevelopment proposals, and working with other community organizations in addition to the ANC to ensure community interests are met as Southwest redevelopment continues.

In order to guide its critiques of redevelopment proposals, identify opportunities for community benefits, and influence choices that might enhance or compromise social diversity and other iconic attributes of the community, CBCC adopted a set of six principles around: housing mix; housing affordability; neighborhood-serving retail and services; sustaining open and common space; quality of life issues, such as density, congestion, pollution and public health threats; and historic legacy, since its jurisdiction includes both the greatest concentration of award-winning mid-century and brutalist architecture, and "Old Southwest" populated by low-income and minority residents who have lived in Southwest for generations (see "Six Principles to Guide ANC 6D Redevelopment," *The Southwester*, November 2015).

CBCC also sits on several advisory bodies that impact how well redevelopment meets common objectives (among them, Greenleaf Advisory Council, Wharf Development and Community Benefits advisory groups, Southwest Neighborhood Assembly's (SWNA) Waterfront and Workforce Development task forces), and seeks more active relationships and joint membership with others (e.g., local school PTAs, Waterfront Village for senior services) to reinforce and advance mutual interests. All Board members are active participants in key groups in the community (e.g., Waterfront Village, Arthur Capper Community Center) so that the work of CBCC is potentially integrated with many other efforts in the community dealing with similar issues.

CBCC continues to testify routinely at public hearings on matters that affect Southwest and Near Southeast (e.g., Comprehensive Plan amendments, PUD applications to the Zoning Commission, proposed Waterways Management Authority, the City Council's performance oversight and budget hearings on matters that affect the community).

Board of Directors

Kenneth LaCruise, Chair, was active in the founding of CBCC, and in several CBCC-organized roundtables to identify issues that CBCC would need to address, and was first elected to the Board in 2008. He served as Vice Chair from 2008-2012, and was voted in as Chair in 2015. Mr. LaCruise has lived in Southwest for over 15 years and is the owner and CEO of Island Style Catering. He has also served on the Board of the Southwest Neighborhood Assembly.

Fredrica Kramer, Vice Chair, has worked for over forty-years in research and analysis of social welfare and urban policy, at federal, state and local levels, in public policy think tanks, and teaching at the graduate level. She has been a resident and activist in Southwest since 1975, especially concerned with finding ways to sustain and support Southwest's social diversity and its unique history of true social integration. She holds master's degrees in urban planning and public administration, and a doctorate in public administration from the University of Southern California.

Rick Bardach, Treasurer, has been a resident of DC for 45 years and of Southwest for 15. Retired from a long career in welfare and social services management, he has been active in a wide range of efforts in Southwest, including tutoring and mentoring in Amidon-Bowen Elementary and Jefferson Middle schools, chairing SWNA's Youth Activities Task Force, treasurer of the South Washington/West of the River Family Services Collaborative, and director of the Southwest Community House. He holds an MBA from Cornell University.

Tori Collins has over ten years' experience in both government and non-profit industry, including national service, higher education administration, economic development, veteran affairs and transportation. She has been a resident of the District of Columbia and Ward 6 since December 2014 and immediately engaged her ANC and local community, advocating alongside senior residents of the Arthur Capper community and affordable housing residents who returned after HOPE VI. She holds an MPA from Governors State University in Policy and Non-Profit Management.

Barbara Ehrlich has lived in Southwest for over 40 years and has been in leadership positions in a wide range of efforts. She serves on the Board of the Cherry Blossom Festival, is Program Coordinator for the Washington Waterfront Association, and is a founding member and current President of the Waterfront Village, which provides senior services for those 62 and older. She was a nutritionist for 25 years and holds an MS from Penn State University School of Public Health.

Gail Fast is currently Chair of ANC 6D. She has been an activist in Southwest for over 25 years, was past President of the Carrollsburg Board of Directors, a member of the Southwest Small Area Plan Advisory Group that helped draft the Southwest Small Area Plan, now incorporated into the DC Comprehensive Plan, and serves on Councilman Allen's Transportation Strikeforce, which addresses transportation issues in Southwest, the Navy Yard and Buzzard Point. She is an executive of a national provider of

health and wellness programs for major employers across the country, and holds an MA from Trinity College in Health Promotion Counseling.

Debra Frazier was first elected to the Board in 2008. She has been a community activist for many years, principally in Near Southeast DC, and was a leader of former residents of Capper Carrollsburg Public Housing who were relocated as a result of the HOPE VI redevelopment in Southeast. She is currently a resident of the Foundry in Southeast and remains active in assisting seniors in Southeast, particularly as a result of the 2018 fire in the Southeast senior residence, as well as in the new Arthur Capper Community Center.

Rhonda Hamilton currently serves as Commissioner on ANC 6D, representing the Buzzard Point area and James Creek and Syphax public housing complexes. She has lived in Southwest all her life, and first elected to the Board in 2013. In the Georgetown University Office of Minority Health and Health Disparities Research, she is engaged in recruitment for environmental and breast health studies, and with the Capital Breast Care Center assists patients throughout the metropolitan area access health screenings. She holds a master's degree in public administration from Southeastern University.

Laverne Naughton grew up on Capitol Hill, attended DC public schools, has lived in Southwest since 2000 and been active in committees and as Vice President of the River Park Board. She was Radiology Administrator of the Children's National Health System (formerly Children's Hospital) until her recent retirement. She brings her skills in board work and employment policies to her current focus in CBCC on workforce development and enforcing CBCC's Community Benefits Agreement with DC United. She is a graduate of Howard University.

Areas of Interests

CBCC's principal focus continues to be creating a housing mix to support multiple household types and income levels, training and employment opportunities for local residents in both construction and in the new businesses that result from redevelopment, maintaining and improving the quality of education in our three local schools, enhancing arts and cultural opportunities in SW and Near SE, maintaining the historic legacy of the area including efforts for historic preservation, and enforcing the CBAs that are negotiated to help our local community.

The loss of housing that is affordable to low and moderate income households, including the potential loss of public housing, is a continuing threat to Southwest's diversity. Exponentially increasing housing costs is also a threat to middle income households who may be squeezed out by those who can support increasingly costly housing and amenities. The paucity of townhouses and other family-sized units (3 bedrooms or larger) in new housing, also threatens the ability to maintain demographic diversity.

Increasing density, with 10-12 story structures dominating the new landscape of residential buildings, is using up much of Southwest's open space. Many of these large structures occupy formerly open parcels. Many of the new structures are also moving much of the green and open space to interior courtyards, transforming formerly common ground to more restricted use, and limiting active social integration, which is critical to sustaining meaningful social diversity.

Greater density and less open space is also less reflective of the mid-century architecture, superblock design, and outstanding collection of brutalist buildings, which defined the 1960's redevelopment of "New Southwest." Attempts at historic preservation have been spotty and to date unsuccessful in preserving the legacy of "Old Southwest," a testament to two centuries of residency of a multi-generation African American community, 19th and 20th c housing innovation, and black and white experience in an integrated neighborhood.

While the Wharf has brought a stunning variety of restaurants, and a vibrant menu of entertainment and water-related activities for all comers, neighborhood-serving retail and services in the promised Fourth Street "town center" and elsewhere in Southwest has been very sluggish. Part of the problem has been the price of retail space, another has been the size of retail parcels, which are often unsustainable by small and local businesses.

MAJOR EFFORTS OF 2018

CBCC's efforts in 2018 represent its continuing desire for redevelopment to bring new interest and excitement to the community while not compromising social diversity and the unique aesthetic of Southwest.

Community Benefits Agreement with DC United

CBCC is a signatory with the ANC on the formal Community Benefits Agreement (CBA) with the DC United soccer team, which CBCC negotiated directly with DC United, and it is now responsible for enforcing the commitments in the CBA.

The CBA had its origins in a 2014 effort, the so-called Winning Goal Coalition convened by the DC Fiscal Policy Institute (DCFPI), to push for an equitable approach to development of a new soccer stadium in Southwest. Negotiations with the City were a joint effort of CBCC, DCFPI, and ANC 6D. The group helped to squelch the original proposal to trade the District-owned Reeves Center at 14th and U Streets NW and several other properties to make room for stadium development. Negotiations with DC United led by CBCC produced the CBA now in place.

The CBA includes a number of benefits, enumerated on our website, for neighborhood youth (such as invitations to the soccer academy and subsidized slots in soccer summer camp, free game tickets for SW youth, summer and seasonal jobs at the stadium), and other SW residents (including job and training efforts, limited use of stadium facilities for community functions on non-game days and for fundraising during games), as well as other stipulations to safeguard neighborhood residents' quality of life (e.g., specifications about fireworks, game scheduling, traffic, and pollution controls during stadium construction).

CBCC and DC United have been meeting regularly to ensure that these commitments are realized. CBCC's Annual Meeting at Audi Field on March 5, 2019 is an outgrowth of our current efforts at moving the CBA forward.

Community Involvement, Staying Connected

Since CBCC is not a membership organization and, other than the ANC, there is no other local organization with structural representation of specific constituencies, it must find ways to express its concerns in public forums and to hear from community members about their concerns. It does this through formal testimony to the City Council and Zoning Commission, reporting to the ANC, publishing articles in local outlets such as the *Southwester* and *Hill Rag*, and through its various memberships on development bodies (e.g., Wharf Development and Community Benefits groups, SWNA task forces). CBCC has also worked closely with SWNA on specific projects (e.g., historic preservation, workforce development). The Annual Meeting on March 5, 2019 will be structured as a community forum to exchange issues with the community to help shape efforts for 2019.

One of CBCC's most important vehicles for staying connected to the community is through its website, whose updating was long overdue. A major effort reorganizing and updating the CBCC website began in 2018, making it better represent the purpose and activities of CBCC and also easier to use. The homepage now opens with our mission and links to the principle areas in which we are engaged. We have eliminated multiple links that took the user to the same place. As all essential products and activities are entered on the site, it will correctly represent CBCC's role in the Near SE/SW community's effort to maintain the social diversity and quality of life that has defined our community for decades. We continue to add principle documents (e.g., articles, testimony, issue papers) that CBCC has disseminated. As residents and other stakeholders identify items that may be appropriate for posting, they may now expect the website to offer timely information on CBCC's activities and concerns.

DC Comprehensive Plan

In March, the City Council held hearings on draft amendments to the Framework Elements of the Comprehensive Plan. CBCC, along with many other groups testified that the amendments raised serious concerns and needed a full reconsideration by the Council.

Although the Framework offered some good principles for creating "a more inclusive and resilient city," that broad goal remained vague and potentially elusive without reviewing the prospectus for individual neighborhoods in detail. Further, by replacing clear definitions with general descriptions in the name of flexibility, making prescriptions in the Future Land Use Map only "soft guidelines," and creating other ambiguities in language, standards, and targets, the mandates currently specified in the Comprehensive Plan on housing, density, and other land use choices needed to serve all DC residents would be reduced to weak generalities. If the amendments were adopted absent clear standards, it would be more difficult to challenge public decisions in the courts, while the District inevitably moved toward a less inclusive city. In addition, as CBCC testified, the proposed Framework was being considered apart from the full set of anticipated changes, which had yet to be disseminated or vetted by the ANCs or community.

CBCC and other advocacy organizations will need to remain vigilant in order to persuade ANCs, the City Council and the Zoning Commission about the effects of development decisions on individual neighborhoods and the City as a whole as the Council proceeds with considering the Plan amendments.

Greenleaf Redevelopment

This large public housing complex of 517 units in 23 high rise, mid-rise and low-rise buildings, including a building entirely for seniors, is formally slated for redevelopment. Because of the size of the complex and the proposed replacement with mixed income housing, redevelopment represents a serious challenge to ensuring that current residents have a place in the new structures. CBCC has been an active voice in the deliberations about how to manage the redevelopment of the complex.

As a first step, CBCC was instrumental in pushing for a “Build First” commitment from the City Council, led by Ward 6 Councilman Charles Allen, so that new units would be produced before any Greenleaf residents were relocated out of the community. In addition, four CBCC Board members sit on the Greenleaf Advisory Council set up by the DC Housing Authority (DCHA). Since the CBCC Board itself spans several constituencies, Board members on the Council in turn represent CBCC (Kramer), ANC 6D 05 (Hamilton), Near SE and Arthur Capper community (Frazier) and SW Public Housing constituents (Bardach). The Advisory Council has met with DCHA officials to discuss progress on redevelopment, and in May met the eight development teams selected through the Request for Qualifications (RFQ) process to bid on the redevelopment.

Since the Request for Proposals (RFP) following the RFQ selections has yet to be issued, CBCC has published prescriptions in the *Hill Rag* and *Southwester* detailing the necessary components that the RFP should contain to compel proposers to address specific mechanisms that will ensure that current Greenleaf residents have a fair chance for a place in the new mixed income replacements without being temporarily (or permanently) displaced, and that the new development also satisfy the guidelines in the Southwest Small Area Plan (now part of the DC Comprehensive Plan) to keep Southwest socially diverse and in appropriate character. When CBCC learned that the Deputy Mayor for Planning and Economic Development (DMPED) might be delaying issuance of the RFP until the first land parcel to be used in the redevelopment was secured, CBCC wrote to both DMPED and the DCHA Director to provide a more detailed set of conditions that should be followed in the RFP and to urge a more timely commitment to those parameters. CBCC continues to urge that DC-owned parcels be land banked in order to provide the foundation for mixed income development that would serve all income levels.

Historic Preservation

CBCC remains concerned about the loss of the historic legacy of Southwest. The “Old Southwest” still contains housing of the largely African American working class that, starting in the late 18th century, served an emerging middle and upper class living along the waterfront. Southwest’s so-called “Sanitary Houses” were among the first attempts in the US around the turn of the 20th c to develop housing standards as a public health matter. The Old Southwest continues to be the home of continuing generations of African American families.

The “New Southwest,” just north of what remains of the Old Southwest, was redeveloped in the 1960s with iconic and award-winning mid-century architecture. Many of the housing complexes, built on superblock designs typical of the period, have already been landmarked, but some have not. Because of

the scale of redevelopment and particularly the loss of open space afforded by the many parcels that were un- or underdeveloped in the 1960s plan, and the pressures of redevelopment that affects the character of these complexes in other ways, protecting this portion of ANC 6D is a continuing concern.

The CBCC Board did not take a position on two SWNA-led efforts on historic preservation in 2018, but CBCC lent its expertise as negotiations continued on the projects in progress. The first concerns 6 row houses on South Capitol Street and 7 around the corner from them on N Street, for which a nomination to preserve these 13 houses had already been submitted to the Office of Historic Preservation. Negotiations with the developer that owns some of the properties and expects to develop around them were ongoing in hopes to balance the aims of preservation with the needs of the developer. The second was preliminary work for a historic designation nomination for Old Southwest, from roughly M Street to Buzzard Point and South Capitol Street to 2nd Street. A SWNA-commissioned professional study recognized the merits of designation, but the SWNA Board decided not to move forward, leaving that option open for any other body to submit the nomination.

The challenge has been to find some balance between sometimes competing interests among homeowners themselves and between developers and those concerned about preservation, and perhaps to find new ways to preserve the legacy of Old and New Southwest. As part of its monitoring efforts, CBCC may also be able to identify specific attributes of Southwest's historic characteristics that can be brought into the design of new development and in that way preserve the legacy.

Monitoring New Development

In addition to communications with ANC 6D, testifying before the Zoning Commission on development applications, and voicing its concerns in other venues as appropriate, CBCC created a Task Force in 2016 to track PUDs in ANC 6D as they developed in order to identify opportunities for community benefits, and influence choices for housing, retail and common spaces that might enhance social diversity and other iconic attributes of the community.

CBCC has continued to press for more below-market-rate housing units to accommodate a broad spectrum of household income, and for greater balance in unit sizes (fewer studios likely to support a transient population, more three-bedroom or larger units) to create a more balanced demographic mix, and in particular to house families and others who would be more likely to stay in Southwest with the availability of larger units. CBCC, by formal resolution, has also pressed for more residential parking spaces, both to support families with children, and to support aging in place, arguing that as residents age they may rely more heavily on car travel to areas not reachable by public transportation or reachable only by alternative private lift services at a high cost.

CBCC remains focused on the need for neighborhood-serving retail and services in each of the new structures, which often have ground-floor retail. CBCC has reminded the ANC and the developers that arrangements to keep rent levels affordable (through, for example, commercial rent subsidies and commercial condos) must be part of the mix to support a broad spectrum of neighborhood residents and strengthen diversity.

CBCC has worked with TM Associates as they considered use of the public spaces in 1550 First Street, SW, which will be a wholly below-market-rate residential building. The last parcels in so-called Waterfront Station, a PUD that specifically promised to create a "town center" along Fourth Street

between M and I Streets SW, were nearing redevelopment in 2018. CBCC has pressed the developer of the northernmost parcel through conversation and formal testimony to uphold its commitment for a full service diner-style restaurant (breakfast, lunch and dinner) at prices affordable to a broad spectrum of Southwest residents, and urged that the black box theater (or similar use) not be sidelined because of difficulty in identifying potential lessees. When Forest City was unable to identify anchor commercial tenants for 375 and 425 M St. SW, they applied to the Zoning Commission to develop the parcels as residential. As a condition to agreeing to the change, the ANC negotiated for the creation of a fully supported 6,000 Sq. ft. community center in 375 for the life of the building; CBCC testified in support of the proposed center and looks forward to using the new space itself once it is fully developed.

CBCC is also focused on preserving common spaces, as open space in Southwest is rapidly being filled in and up with new buildings as high as the 130 ft. height limit, and much common space moves to less-than-common-use interior courtyards, often for the exclusive use of residents of the new structures. CBCC raised these issues publicly as developers aired their plans with the ANC and Zoning Commission, and in other discussions as they reach the community.

Waterways Management

DC currently has no direct governing authority to oversee the use of the Potomac and Anacostia rivers. The Anacostia Waterfront Corporation, created in 2004 to promote redevelopment of the neighborhoods adjacent to the Anacostia River, was dissolved after three years. As a result of redevelopment, these waterways are now experiencing a rapidly increasing number of uses and cross-uses—including individual paddle boards, small kayaks and canoes, motorized craft crisscrossing the channel (shuttles to Haines Point and water taxis to Alexandria VA), private yachts, live-aboard vessels and large tour boats, all together posing a potentially risky mix. The massive redevelopment of both Anacostia and Potomac waterfronts also affects the neighborhoods adjacent to these several miles of riverfront. Yet no public or public-private instrument other than the Harbor Police and Coast Guard regulates both the waterways and the uses of the adjacent land that impacts both the water and the neighborhood surrounds.

In 2017 Councilman Charles Allen introduced the District Waterways Management Act. Hearings were finally held in May 2018. CBCC sits on the Southwest Neighborhood Association (SWNA) Waterfront Task Force, testified before the Council on the importance of the Act and produced detailed follow up information to expand the effectiveness of the proposed new authority. CBCC will continue working with the SWNA Task Force and will maintain its own efforts to support enactment of this important legislation and assist in its implementation.

LOOKING FORWARD IN 2019

The greatest challenge to CBCC is to expand its reach in order to cover more issues of importance to our community, and to involve more stakeholders in the discussion. In order to achieve these goals, we continue to look for new board members and others who can undertake research, analysis and activism on specific projects, and to increase our collaboration with other organizations and individuals concerned with similar issues.

We hope to accelerate our communication with ANC 6D so that we can anticipate proposals and exchange ideas on the direction and shape of redevelopment more proactively, and assist the ANC with research and analysis of proposals as they emerge. We hope this will help CBCC be a more effective player in SE/SW redevelopment, and enhance the ANC's capabilities to make redevelopment better serve our community.

We also hope to increase our collaborative efforts with other groups with similar concerns. In addition to working on the SWNA Waterfront Task Force, CBCC is assisting in SWNA's reinvigoration of other efforts, including its Workforce and Open Space task forces. CBCC had an active education committee that worked in the past with Amidon-Bowen Elementary and Jefferson Middle schools, organizing a conversation series on race and in other ways supporting the work of the schools. CBCC has begun discussions to facilitate renewed collaboration with the Amidon-Bowen PTA, and will explore efforts that it might spearhead to help support their work as well as with our other local schools. We look forward to identifying opportunities to collaborate with other organizations with potentially interrelated work, such as the efforts of the Waterfront Village. Board members routinely attend meetings of other organizations, such as Empower DC and Near Buzzard Point Action Committee (NeRAC), in order to find areas of common ground and share expertise. There may be room for collaboration with organizations whose geographical and programmatic focus is beyond CBCC's (e.g., 11th Street Bridge Project).

CBCC remains concerned about the diminishing numbers of below market rate housing units as market rate continues to escalate, and the numbers of units suitable for diverse household configurations, especially family-sized units, continue to decrease. Further, as density increases in new development, the numbers of below market rate units required in new structures become an increasingly smaller fraction of the whole, markedly changing the demographic profile of the community over time.

Advocating for demographic diversity requires a detailed understanding about what is possible legally, economically and politically. As CBCC has watched redevelopment over the past decade, it has become clear that not only is it important to identify opportunities in each individual proposal as it evolves, but to understand the aggregate effect of all proposals, and to identify generic asks that might be applied routinely and systematically for the betterment of all residents of ANC 6D. We are revisiting the work of the PUD Task Force to construct an aggregate and detailed profile of housing units and other attributes in all new developments in order to build a more robust critique of redevelopment proposals as they emerge. We hope also to expand its efforts in order to anticipate issues of concern and opportunities to influence developers' choices in housing, retail and services, and other aspects of proposed development that would better serve CBCC's objectives to maintain a socially diverse community.

We also hope to develop new projects suitable for grant support, which will help with much needed staff support in the coming year and beyond. Two areas of persistent interest are workforce development to enable SW residents to benefit from redevelopment activities, and arts programming. CBCC does not run programs, but with additional board members with the time and interest, CBCC might spearhead new initiatives in both.

With regard to workforce initiatives, CBCC will continue to assist in planning career fairs that have been periodically held in Southwest to recruit local residents for jobs coming online through redevelopment. But limited survey and other local experience suggest that many residents do not get hired in redevelopment projects because of extensive remedial needs (including basic education, soft skills, and wrap-around supportive services such as sustained mentoring and supervision). Additional funding for pre-apprenticeship and other appropriate services might be attached routinely to redevelopment proposals, similar to required hiring thresholds, at minimal cost to developers but maximal utility to local residents.

With regard to arts and cultural expression in Southwest, CBCC was instrumental in procuring \$60,000 for arts programming as part of the Randall School redevelopment; those funds should become available as that redevelopment project takes hold, and CBCC will continue to see that the funds are used to serve SW and Near SE residents. CBCC hopes also to restart conversations about arts projects with community partners, which could serve local residents. These could include gateway signage using local artists and/or students from our local schools, brochures describing the mid-century and brutalist architecture of the New Southwest, or other literature on the history and culture of Old Southwest.

CBCC procured \$200,000 from the Bernstein Companies to replace the doors and windows at Randall Rec Center, and worked with the architects and DPR during renovation to ensure conformance with the building's historic designation. Upon completion, CBCC worked with DPR to move the facility toward its role as a true community center, including testifying at Council oversight and budget hearings to ensure management and funding would support adequate programming, and assisting in the formation of a Friends of Randall 501 (c)(3) to continue the work. Efforts are underway, spearheaded by one CBCC Board member, to reinvigorate the Randall Friends Group in order to make Randall Rec Center serve a broad spectrum of the Southwest and Near Southeast community, to ensure that programming is varied and of interest to SW and Near SE residents, and is well publicized and well utilized. As redevelopment of the Randall school will be underway in 2019, an effective community center serving both new and old residents becomes very timely. The Friends group needs new members and a renewed agenda for the work ahead.

Finally, we hope to improve access to primary health care for Southwest residents. Unity Health Care operated a clinic on Delaware Avenue SW until the building was razed to make way for the new Ward 6 transitional housing facility, a part of the Mayor's relocation of homeless families from DC General to new transitional housing across the City. Southwest needs a primary health care facility and CBCC will press for the return of these services to the neighborhood. The CBA with DC United contains a provision for assisting in facilitating a return of a primary health care facility in the vicinity of the stadium and CBCC will begin discussions with DC United around this objective.

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