

FOLLOW UP TO WARD 3 CANDIDATE FORUM APRIL 7, 2022					The current redistricting process has been somewhat acrimonious resulting in two proposed maps for Ward 3—one created by the Task Force appointed by CM Cheh and the other developed in response to community concerns by the Neighborhood Voices coalition of community organizations from throughout the Ward.			
WARD 3 COUNCIL CANDIDATES/EMAILS	What is your view of development along the Cleveland Park commercial corridors (i.e., Wisconsin and Connecticut Avenues) and its impact on economic vitality and diversity?	What would you do to address housing needs in Cleveland Park to make it more affordable and accessible to families?	What is your view of Historic Districts and urban development in areas such as Cleveland Park?	In what community organizations do you participate, and what role do you think they play in your community?	What is your view of the redistricting process as it was executed in Ward 3?	Which map do you support, and why?	What would you do to avoid such acrimony on this and future such community issues?	
Tricia Duncan triduncan05@gmail.com	I believe that Cleveland Park needs more density along Connecticut Avenue near the metro station. All the parcels within 1/4 mile of the metro, on Conn Ave, should be zoned mixed-use to promote small businesses with residential units above. Building could be as high as 90'-130'. Building mass should step down as you pull away from Conn Ave to make a nice transition to the historic district single family homes.	If we want more inclusionary zoning, with development of 20% workforce housing, we will need to allow 130' mixed use buildings within 1/4 mile of the metro stop. Not as high as you move more than 1/4 from the metro stops. We need more units that are multi-bedroom.	There is a need for historic designation in preserving history and meaningful landmarks. As a general rule though, I am a big believer in property rights. I find the concept of entire neighborhoods being designated historic at odds with personal property rights. The idea that residents of one generation can dictate how future generations maintain their homes is antithetical to my core beliefs.	I love community associations! Up until I launched my campaign I was the President of the Palisades Community Association. It may very well be the largest association in the Ward with paid staff and an annual budget of \$100K+. Community associations can build strong communities through neighborhood events and keeping neighbors informed about micro issues. I've found we have a strong voice at local ANC's and when advocating with Councilmembers.	I was on the redistricting task force so I have first-hand knowledge of this issue. The task force was thoughtful and fair. The outcome clearly didn't please all parties, but our justification for the map was clearly spelled out in the final report and I stand by our philosophy of centering the ANC's around population centers. We accommodated all comments unless they conflicted with our core philosophy.	I support the Task Force map, and I will support any final map the Council may approve. I'll address head on the idea that Cleveland Park is being split in half. The overwhelming amount of residents are now being represented by a nearby ANC. The single family homes between Conn and Wisconsin are now represented by two different ANC's because borders needed to be drawn in the least dense area. There is no conspiracy to diminish view from these residents.	I was told that 10 years ago, when the lines were drawn, 40 people were on the task force and the map ended up as a hodge podge of 40 different special interests. I heard personal accounts of how terrible that process was. In the end our task force voted 9-1 in favor of our map. Perhaps in the future the Council can give future task force members more rules that must be followed to produce a final map.	
Henry Cohen henryvcohen@gmail.com	No response	No response	No response	No response	No response	No response	No response	
Matthew Frumin matthewfrumin@gmail.com	There is room to add significant housing. It can and should be done in a manner that is sensitive to the feel on the street and with adequate transitions to nearby residences. Doing so will help address a housing shortage, strengthen the commercial district and promote diversity. Done right, everybody can win.	We need to add housing and press for affordable housing and unit sizes that can accommodate families. I would work to bring stakeholders together to make that happen as I successfully have done in many settings. We also should update our rent control laws so that more existing housing is kept affordable.	Historic Districts can be a useful tool but should not be used to limit density for the sake of limiting density. Instead, I would hope to work to bring stakeholders together to support development in Cleveland Park that is sensitive to the feel on the street and with adequate transitions to nearby residences.	Too many to list in the space available: ANC 3E, the Boards of Tenleytown Main Street, Teens Run DC and the Lister Avenue, the Iona Senior Services Citizen's Advisory Group, Friends of Friendship (Turtle) Park, and Mayor and Council taskforces. Civic organizations are vital to our communities.	The level of acrimony arising from this process is unfortunate. In Cleveland Park, one of the key complaints was that a divide was created at Reno Road making the business corridors on Connecticut and Wisconsin Avenues the focus of separate ANC's. While I believe Reno is a natural divide to the north between Tenleytown and Van Ness UDC, I have heard loud and clear that many in Cleveland Park do not think that it is in their community. The Council appears to have tried to address this by shifting SMD 3C08. But SMD 3C08 continues to be problematic meandering from neighborhood to neighborhood. It should be split in two (with the Cathedral and St. Alban's as the boundary) and the few neighboring SMD's reconfigured in the second vote at the Council phase, hopefully in ways that further respond to the concerns raised. Regardless of what maps are approved, to move past this process, it will be the task of the next Councilmember to ensure that all residents feel heard and respected. I am particularly well-suited for that role.			
Eric Goulet goulet4ward3@gmail.com	The pandemic has accelerated business closures on our once vibrant commercial corridors. And as on-line retail and remote work habits persist, neighborhood-appropriate development along those corridors will attract more residents to support neighborhood restaurants and retail vital to our community. Regulatory and tax reforms designed to attract and retain new businesses are also important.	Cleveland Park is a beautiful community where everything ranging from accessory dwelling units to duplexes to small apartment buildings to high rises all coexist. I support a development framework that maintains the present-day legality of this beautiful diversity of historic housing options, and the zoning reforms and Housing Production Trust Fund investments necessary to create more housing of every kind, including affordable and workforce housing, where appropriate.	I believe in historic preservation that balances preservation of the best of the past while providing for the needs of the future. While I am generally supportive of historic preservation and of our city's Historic Districts, I believe our current system needs some targeted reform that safeguards the living legacy of our history but accommodates everything from compatible new construction to the addition of solar panels to promoting affordable local homeownership.	I have worked with ANC's and community organizations across the city, representing: neighborhoods, involved with violence interruption or homeless outreach, to groups that support aging in place, resettling refugees, or improving our public parks. There is probably no city in the country that has more non-profit groups, or more that work with their local government. I believe there is no better substitute for ensuring that local government services and policies are best suited to community needs. I am a member of the Palisades Citizens Association.	District law requires that ward redistricting task forces draft recommended ANC boundaries for submission to the Council's Subcommittee on Redistricting. In turn, the Subcommittee must hold hearings on the task forces' recommendations, prepare proposed amendments to the recommended boundaries, and submit these to the full Council for a vote. The process was designed to maximize community engagement, which I fully support despite the discord that often comes with it. I have read the full report of the task force, which documented a rigorous and thoughtful approach to meet required legal standards while attempting to be responsive to community concerns raised by Neighborhood Voices and other community groups, when they were compatible with those requirements. Redistricting is now before the Committee of the Whole. I have seen a possible compromise, which would shift Woodley Park ANC's from ANC3C, and keep the Cleveland Park neighborhood together within ANC 3C. I would support this compromise. If elected to represent Ward 3 on the Council, I look forward to working with residents, participating in hearings and debate to further reconcile the competing concerns of the community.			
Ben Bergmann ben@benbergmann.com	No response	No response	No response	No response	No response	No response	No response	
Beau Finley beaufinleyforcouncil@gmail.com	More housing at our shopping and transit hub is good for our businesses and good for the planet. I wrote the amendment to the Comprehensive Plan and led the community conversation to increase density along Connecticut Avenue and authored the ANC 3C resolution supporting it. More feet on the street is good for business. More opportunities to live car free or car-lite is good for everyone and great for our climate.	We need more housing on our corridors and we should be looking to re-legalize small apartments on our side streets, and adding gentle density through home conversions. We need to expand rent control to buildings constructed more than 15 years ago. And we need to invest in deeply affordable housing, explore building social housing, and have DC purchase more properties to redevelop, as well as purchase individual units to keep these units permanently affordable. We also need to make sure that there is a mix of units, from studios to three-bedroom units, built in any new development, to make sure we have space for families.	There is no reason why urban development cannot be compatible with historic districts. We should demand good design and materials through the HPD process while also demanding we maximize our land use to provide housing, including affordable housing, close to our shops and transit. Our upcoming planning process should use this view as its cornerstone.	I chair ANC 3C and am proud to represent the many businesses and residents in the Fightin' 3C04. I helped found Cleveland Park Smart Growth and was a leader in the Revitalization efforts that brought Cleveland Park its Main Street. I also founded CP Mug Club - economic revitalization one pint at a time. I am not a member of CPCA. When I was a member, my wife and I experienced intense hostility to new members. The role of community associations should be to foster the exchange of information. The role of advocacy organizations is to promote a cause and effect change.	The Ward 3 Task Force was clear and transparent in its process. I liked that Councilmember Cheh appointed members that were independent.	There are things about the map approved by the Subcommittee that I don't like. What I do like is that they acknowledge the idea that ANC's should be centered around people. I support the map approved Friday by Councilmembers Silverman, Bonds, and Henderson.	For the next redistricting, I would support an independent redistricting commission to handle the reapportionment District-wide.	
Monte Monash info@monashforward3.com	No response	No response	No response	No response	No response	No response	No response	
Dierdre Brown info@deirdrebrownforward3.com	No response	No response	No response	No response	No response	No response	No response	
Phil Thomas philforward3@gmail.com	I support building more housing across the city and in Ward 3. It really comes down to working with the city and the residents to find realistic locations west of Rock Creek Park to build deeply affordable housing. I want to continue to invest in the Housing Production Trust Fund, ensuring that the trust fund meets its statutory requirements including passing the HPTF transparency amendment act which better allocates funding for deep affordable units.	I want to continue to invest in the Housing Production Trust Fund, ensuring that the trust fund meets its statutory requirements including passing the HPTF Transparency Amendment Act which better allocates funding for deep affordable units. However HPTF is not the best way to achieve under 30% AMI housing, and we need to support construction of buildings utilizing other programs such as Low income housing tax credits and the local rental supplement program is what really helps produce deeply affordable units. As Ward 3 Councilmember, I will also fund and create opportunities for property owners to construct additional units through Accessory Dwelling Units (ADUs).	The character of our neighborhoods is important which is one of the reasons why people love living in the District of Columbia. DC is made up of more than 100 varied neighborhoods that each have their own defining characteristics. Although not all neighborhoods or buildings are designated historic, the communities and buildings that are should be able to maintain their historic status.	I was on the executive board of the Palisades Citizens' Association as well as the Police 2nd District Citizens Advisory Council. I am currently the Chair of the Ward 3 Democrats and the President of Federation of Community Associations. I have had my hand in everything in Ward 3, with over a decade of experience in the community which is one of the reasons why I decided to run for Ward 3 Councilmember. The next Ward 3 Councilmember needs to know the community, the stakeholders in the community and have to have a proven record of delivering for the community. I am the only candidate in the race with community experience, government experience, and proven results and that is what I will bring to the Council.	I was the only candidate who testified before the redistricting task force from the start of the process. My original testimony said "No changes should occur.... we shouldn't break up neighborhoods". I still stand by my words in mid December and have always supported the community.	I was the only candidate who stood with the Neighborhood Voice map. I will always stand with the community once elected to the Council.	As chair of the Ward 3 Democrats I supported and passed a resolution that called on the Council to create an Independent Redistricting Commission. It can be found here .	