

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *HS for*
Harriett Tregoning, Director

SUBJECT: Request for Minor Modification to the Zoning Commission Order for Case No.03-12D and 03-13D, the Capper/Carrollsborg Hope VI Revitalization Project

DATE: March 8, 2007

ZONING COMMISSION
District of Columbia
CASE NO. 03-13D
EXHIBIT NO. 5

2007 MAR 09 11:27 AM
DC OFFICE OF PLANNING

APPLICATION SUMMARY AND OFFICE OF PLANNING RECOMMENDATION

Capper/Carrollsborg Venture, LLC and the District of Columbia Housing Authority (the applicant) filed a request for a modification to the above PUD on February 26, 2007. The applicant is asking the Zoning Commission to change Condition No. 6 of Order No. 03-12/03-13. That condition currently requires the overall PUD to contain at least 300 units of senior housing within two senior buildings, and that at least 50 of these units be home-ownership HUD Section 8 units. 162 of these units have already been completed and occupied, in Senior Building 1.

The applicant seeks Commission approval to permit what had been called Senior Building 2, which has not yet been constructed, to be occupied by both senior and workforce public housing. Neither the Order nor the request for a minor modification define workforce housing, but it is generally considered to range from 60% to 120% of the Area Median Income.

Order No. 03-12/03-13's Finding of Fact No. 49 stated:

The following benefits and amenities will be created as a result of the PUD project:

- e. *Social Services and Other Uses of Special Value to the Neighborhood. The proposed PUD will provide CSSP activities contemplated as part of the HOPE VI grant, such as day care, adult literacy, computer training, and other services aimed at helping neighborhood residents achieve self-sufficiency. The proposed PUD also includes two senior-citizens buildings, one of which will house a geriatric health clinic.*

OP does not yet have enough information to make a positive recommendation on the requested modification. OP is concerned that the proposed modification would reduce the level of one of the public benefits and amenities on which the Commission based its case decision. OP also notes that the PUD's program has been carefully structured to enable the market components to cross-subsidize the non-market components and it is unclear whether the requested change would affect this balance.

For these reasons, **OP** does not view the request as a minor modification suitable for the Commission's consent agenda, and **recommends that Commission schedule a public hearing on this request.**

HT/slc

ZONING COMMISSION
District of Columbia
CASE NO. 03-12D/03-13D
7637 OF 7638
EXHIBIT NO. 5