

CASE NO. 03-12/03-13D

EXHIBIT NO. 6

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VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
Office of Zoning
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Minor Modification of Order No. 03-12/03-13; Zoning Commission Case Nos. 03-12 and 03-13; Preliminary and Consolidated Approvals for PUD and Related Map Amendment for Squares 739, 767, 768, 769, 797, 798, 800, 825, 825S, and 882 and Portions of Squares 737, 799, 824, N853, and 880

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Dear Members of the Commission:

Capper/Carrollsborg Venture, LLC, together with the District of Columbia Housing Authority ("DCHA"), (collectively the "Applicant"), hereby file this letter responds to the concerns raised in the Office of Planning's report and clarifies the Applicant's request that the Zoning Commission approve a minor modification to the consolidated planned unit development ("PUD") and zoning map amendment approved for Squares 739, 767, 768, 769, 797, 798, 800, 825, 825S, and 882 and Portions of Squares 737, 799, 824, N853, and 880 in Zoning Commission Order No. 03-12/03-13, dated October 8, 2004.

The purpose of the proposed minor modification is to provide public housing options for both senior and workforce housing households. The minor modification will not result in any change to the program, number of public housing units, or overall square footage of public housing approved pursuant to the PUD. There will be no reduction in the 695 replacement public housing units included in the project (an additional 12 public housing units are provided at the Kentucky Courts project, as approved by the Commission). Moreover, as confirmed in the following proposed (revised) condition, the workforce public housing will be dedicated to public housing households earning between 30% and 60% of the Area Median Income:

- 6. A minimum of 695 of the residential units shall be devoted to public housing, including 300 units in the two senior buildings, 162 units in Senior Building 1 devoted exclusively to senior public housing units and the building constructed in the northern portion of Square 825S devoted to both senior housing, and workforce public housing units for households earning between 30% and 60% of the Area Median Income. A minimum of 50 units shall be home-ownership Section 8 units under the HUD program.

ZONING COMMISSION
District of Columbia
CASE NO. 03-12D/03-13D
EXHIBIT NO. 6

Accordingly, the Applicant respectfully requests that the Commission approve a minor modification as described herein and in the Applicant's letter dated February 26, 2007, to change the designation of the building constructed in Square 825S such that it is not required to be exclusively dedicated to "senior" housing.

Thank you for your consideration of this matter.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Whayne S. Quin
Kyrus L. Freeman

Attachments

cc: Advisory Neighborhood Commission 6D (via hand delivery)
D.C. Office of Planning (via hand delivery)
Paul Rowe, David Coriella, DCHA (via UPS)
Dan McCabe, Mid-City Urban(w/enclosures - via UPS)